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# **MAJESTIC SPECTRUM SPECIFIC PLAN**

## **PREPARED FOR:**

City of Chino  
13220 Central Avenue  
P.O. Box 667  
Chino, California 91708-0667

## **PREPARED BY:**

Homart Development Co.  
11766 Wilshire Blvd., Suite 250  
Los Angeles, CA 90025

Majestic Realty Company  
13191 Crossroads Parkway North, Sixth Floor  
City of Industry, CA 91746

## **Consultant:**

Hunsaker & Associates  
Riverside/San Bernardino, Inc.  
1285 Columbia Avenue, Suite A-1  
Riverside, CA 92507

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Adopted July 1, 1986

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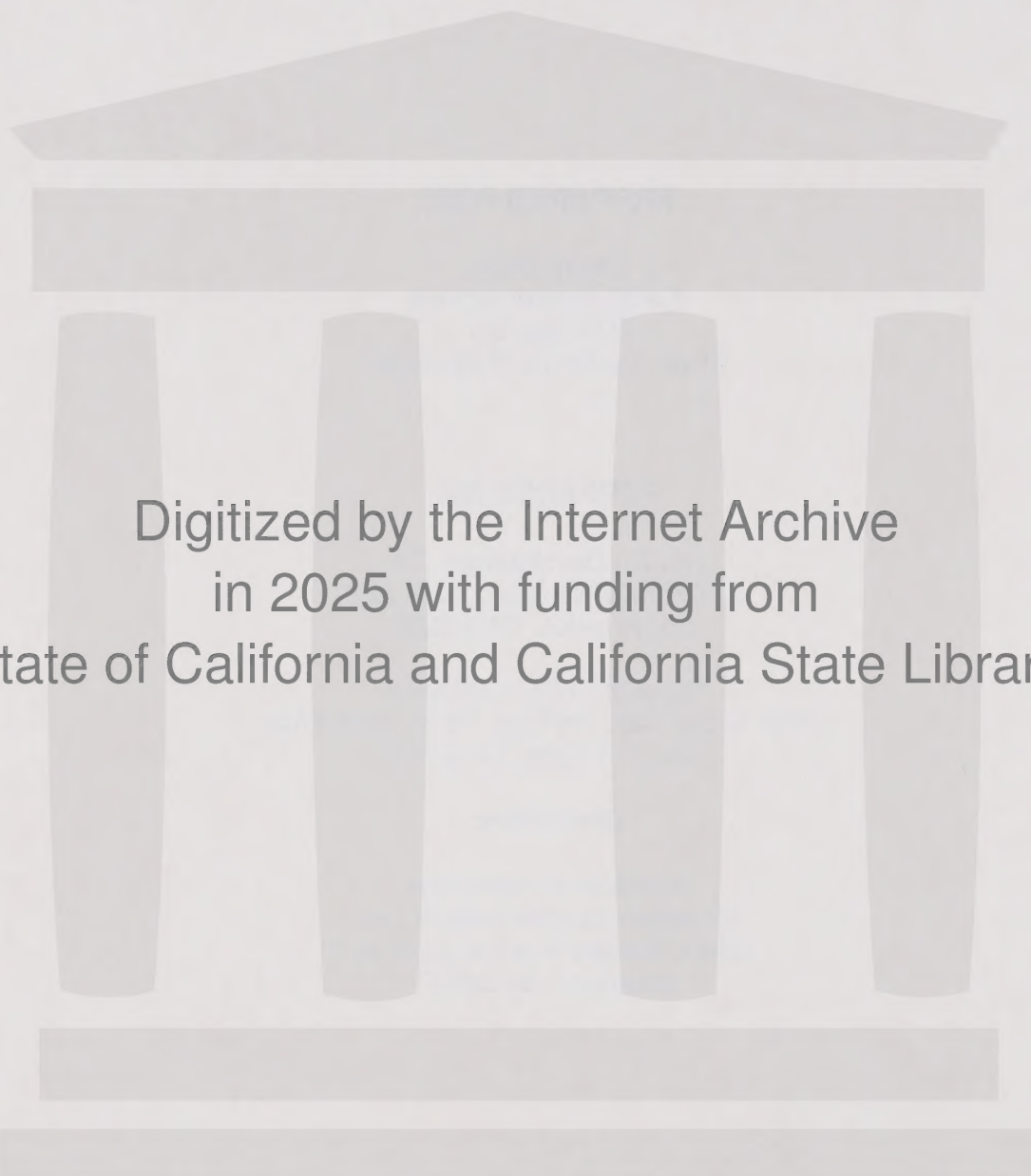
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# MAJESTIC SPECTRUM SPECIFIC PLAN AMENDMENTS

Chino Department of Community Development

(Original adoption date July 1, 1986 \* Ordinance #86-15 \* Resolution #86-46)

| Amendment Number | Type of Revision                                                                                                         | Date Approved                              |
|------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| 1                | Allow loading doors/docks to face certain public streets within rail-served industrial areas                             | April 21, 1987<br>(Ordinance No. 87-8)     |
| 2                | Deletion of industrial waste line                                                                                        | February 2, 1988<br>(Ordinance No. 88-5)   |
| 3                | Street sections for Schaefer, Ramona and Edison Avenues                                                                  | February 2, 1988<br>(Ordinance No. 88-6)   |
| 4                | Deleting the rail crossings at Edison Avenue, east of Pipeline Avenue                                                    | On hold indefinitely                       |
| 5                | Revising the size requirements for landscaping entry nodes and expanding the general plant list                          | July 5, 1988<br>(Ordinance No. 88-31)      |
| 6                | Revise Ramona Avenue section to delete raised median south of Edison                                                     | June 19, 1990<br>(Ordinance No. 90-17)     |
| 7                | Create Regional Commercial designation and development standards; add 28 acres to Specific Plan                          | December 15, 1992<br>(Ordinance No. 92-33) |
| 8                | Revise classification and right-of-way for Edison and Eucalyptus Avenues                                                 | February 18, 1992<br>(Ordinance No. 92-07) |
| 9                | Revise sign area and secondary sign provisions                                                                           | July 19, 1994<br>(Ordinance No. 94-12)     |
| 10               | Revisions to water, sewer, and storm drainage sections                                                                   | June 20, 1995<br>(Ordinance No. 95-08)     |
| 11               | Reduce setbacks for loading doors at the southeast corner of Pipeline and Schaefer Avenues                               | May 2, 1995<br>(Ordinance No. 95-05)       |
| 12               | Creation of Commercial Manufacturing (CM) land use designation and permitted uses in CM zone                             | December 2, 1997<br>(Ordinance No. 97-10)  |
| 13               | Amendment to sign provisions for freeway and center identification signs                                                 | January 18, 2000<br>(Ordinance No. 99-14)  |
| 14               | Change land use designation from Light Industrial to CM for 2.85 acres at northeast corner of Grand and Pipeline Avenues | July 18, 2000<br>(Ordinance No. 2000-11)   |



## I. INTRODUCTION

### A. PURPOSE

The Majestic Spectrum Specific Plan was adopted by the City of Chino in July 1986. The Majestic Spectrum was previously a 370.1 net acre planned commerce center composed of Commercial, Office and Industrial uses<sup>1</sup>. Acreage amounts may be adjusted at some time in the future as Caltrans purchases additional right-of-way for the improvement of State Highway 71. The Specific Plan Amendments included herein -- 7, 8, 9 & 11-14 -- did the following:

- Amendment No. 7: Redesignate portions of the Plan from Business Park, Gateway Commercial and Light Industrial Uses to Regional Commercial, a newly created land use category (Adopted by Ordinance No. 92-33 on December 15, 1992);
- Amendment No. 8: Amend the street rights-of-way and widths to conform to the City's updated Circulation Element (Adopted by Ordinance No. 92-07 on February 18, 1992);
- Amendment No. 9: Revise the building wall/fascia sign areas, number of signs permitted and the use of trademarks and logos (Adopted by Ordinance No. 94-12 on July 19, 1994);
- Amendment No. 11: Reduce the loading door setbacks along Pipeline Avenue at Schaefer Avenue subject to certain screening requirements (Section IV.A.4.a. of this Addendum) (Adopted by Ordinance No. 95-05 on May 2, 1995);
- Amendment No. 12: A reclassification of the General land uses along the east side of Pipeline Avenue, between Edison Avenue on the north and Eucalyptus Avenue on the south. This area was previously designated as Regional Commercial in its entirety, and Light Industrial under the Secondary Land Use Scenario described in Section III.C.2. This Amendment creates a new Commercial Manufacturing (C-M) designation for the southerly front portion of the Pipeline Avenue corridor, designates the southeasterly corner of Pipeline Avenue and Edison/Grand Avenue as Regional Commercial, and designates the balance of the area as Light Industrial. The intent of the Commercial - Manufacturing Land Use District is to create a "buffer" zone, providing for a mixture of Commercial and Manufacturing Uses which would be consistent with the intent of the Specific Plan, while providing a transition from the Pipeline corridor Commercial Land Uses to the heavier Industrial Uses to the east (Adopted by Ordinance No. 97-10 on December 2, 1997);
- Amendment No. 13: A revision to the Regional Commercial sign provisions to increase the sign height, area, and number of tenants permitted on a freeway sign (Adopted by Resolution No. 99-13 on December 6, 1999); and
- Amendment No. 14: A change in the land use designation of 2.85 acres of property located at the northeast corner of Edison and Pipeline Avenues from Light Industrial to Commercial Manufacturing; to revise the list of permitted and



prohibited uses within this area known as the "Pipeline North CM Zone"; and to add provisions relating to architectural treatments for this area (Adopted by Ordinance No. 2000-11 on July 18, 2000).

An Amendment No. 10 was recently adopted amending the language regarding the original water, sewer and storm drainage sections. However, the Amendment does not affect areas of the Majestic Spectrum Specific Plan that are covered by this Addendum.

The Regional Commercial category has been created in order to establish a large-scale development designed to serve the commercial needs of the regional market. Included within this area will be a regional shopping mall, and a variety of other commercial uses outside of the mall area. Together, the regional shopping mall and adjacent Regional Commercial uses will form a well-planned, cohesive, regional shopping area/commercial complex.

This Addendum includes the permitted land uses and site development standards for the Regional Commercial category. The Regional Commercial category also includes a Regional Mall Overlay for the area where the regional mall is planned. The Regional Commercial category and the Regional Mall Overlay of the Regional Commercial category each have a separate set of permitted uses and site development standards. Additionally, standards and requirements are included which apply to both areas.

The requirements and standards that apply only to the mall are contained within the Regional Mall Overlay, and are designed to meet the special needs of a regional shopping mall. Separate standards are provided for the development of the Regional Commercial not included in the Regional Mall Overlay. Also included are additional standards and requirements that apply to both designations.

Minor expansions to the boundaries of the Specific Plan are also proposed, constituting an increase in the size of the Plan of 28.8 net acres for a total of 398.9 net acres. Included in the 28.8 net acre expansion is an increase of 6.1 acres resulting from the deletion of a frontage road from the Specific Plan's Circulation Plan.

The objective of the Addendum is to encourage the construction of a regional shopping area/commercial complex that will include the full spectrum of Regional Commercial land uses.

## **B. PROJECT SITE DESCRIPTION**

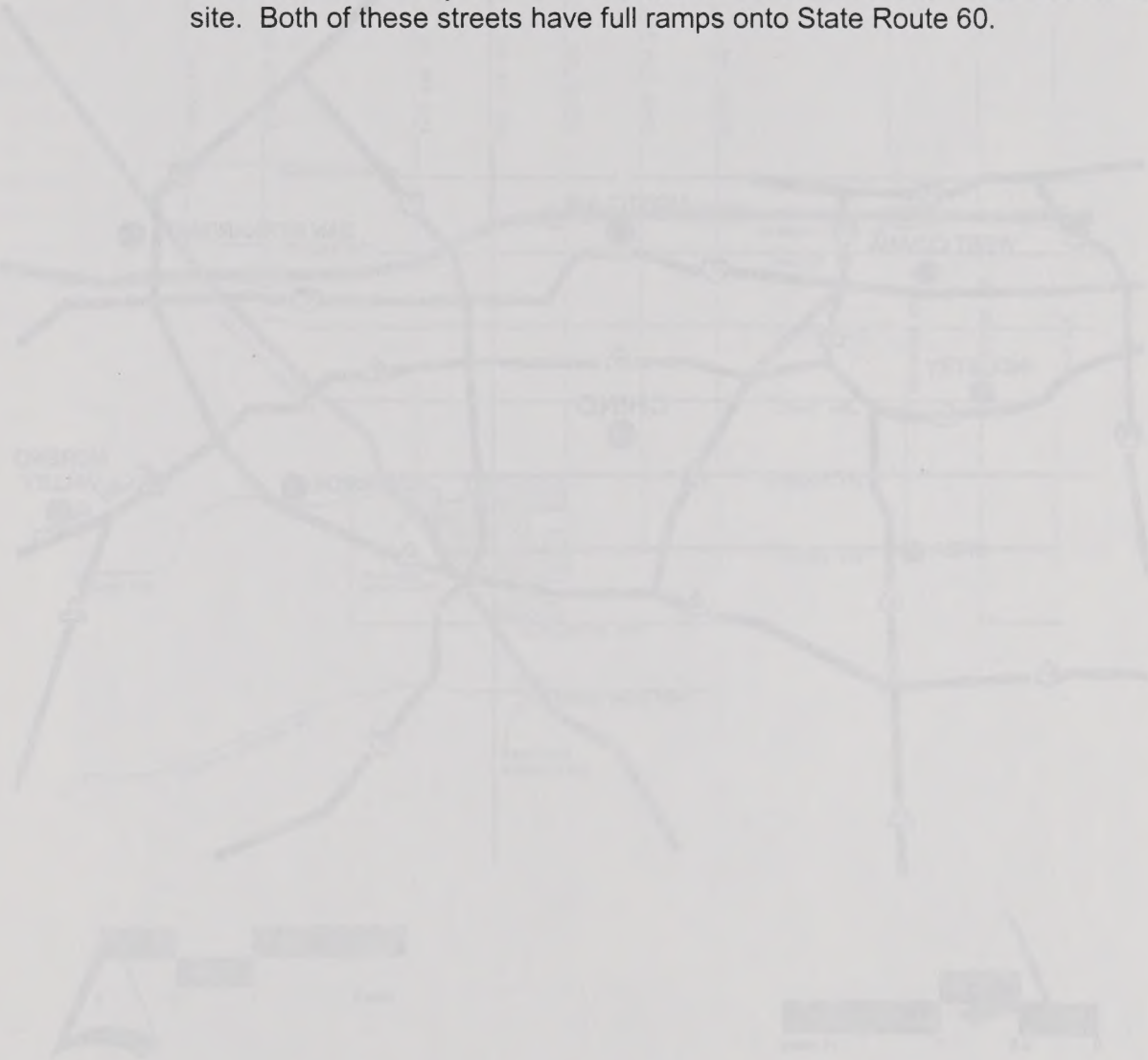
### **1. Location**

The Majestic Spectrum Specific Plan is located in the southwest part of the City of Chino, adjacent to State Highway 71 as depicted in Exhibit 1. Regional access is provided by State Highway 71, bordering the site to the west, and State Route 60, approximately 2¼ miles north of the project site. Acreage affected by this Addendum is irregular in shape, located roughly 600 feet to the west of Norton Avenue and its southerly extension, north of Eucalyptus Avenue, northeast of State Highway 71 and south of Schaefer Avenue. In addition, a 4.2-acre parcel located at the southeast corner of



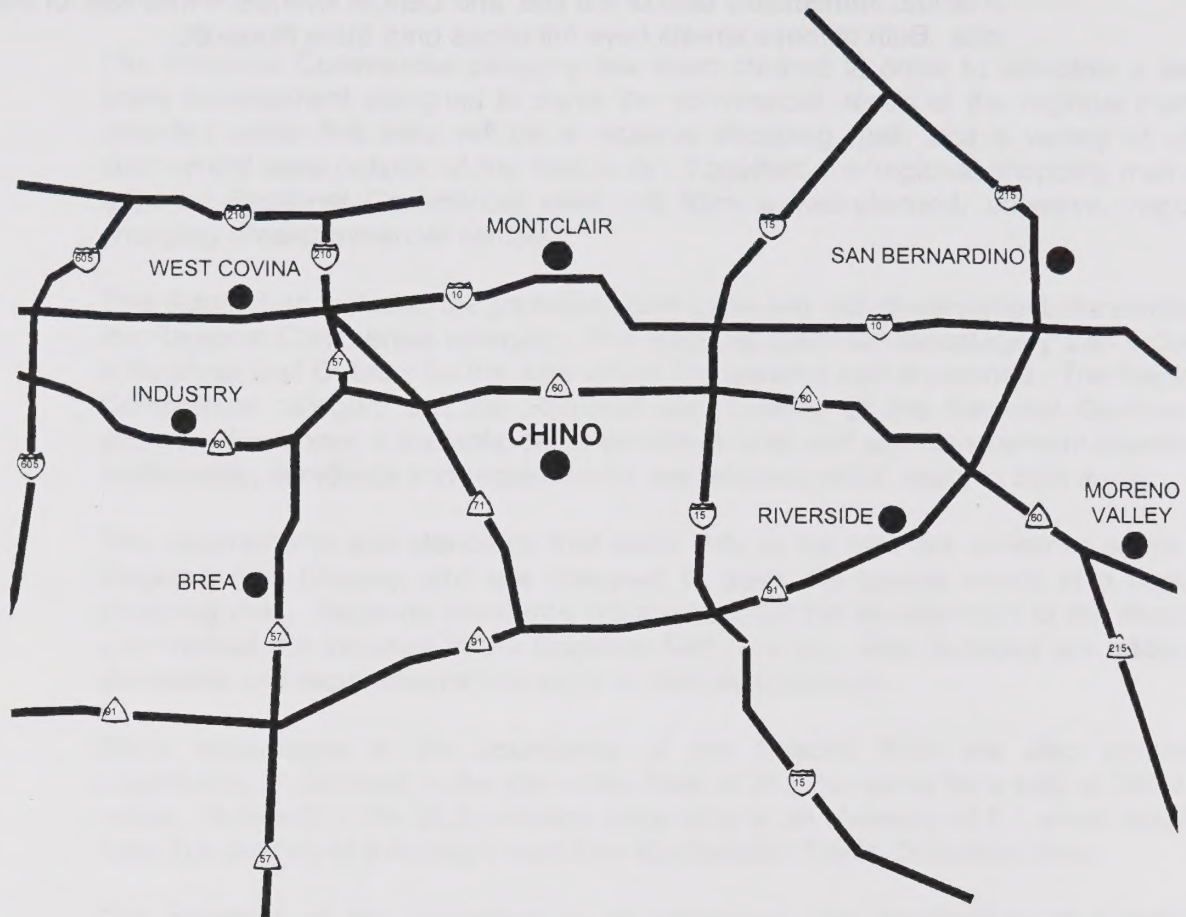
Schaefer Avenue and Norton Avenue, and a 7.6-acre parcel located at the northwest corner of Edison/Grand Avenue and Ramona Avenue are also included in the Amendment. Exhibit 2 is a vicinity map of the project site.

Direct north-south access to the site is provided by Pipeline Avenue. East-west access is provided by Schaefer Avenue, Edison/Grand Avenue, and Eucalyptus Avenue. Access to State Route 60 is provided by Ramona Avenue, immediately east of the site, and Central Avenue, 1 mile east of the site. Both of these streets have full ramps onto State Route 60.



# REGIONAL LOCATION

EXHIBIT 1

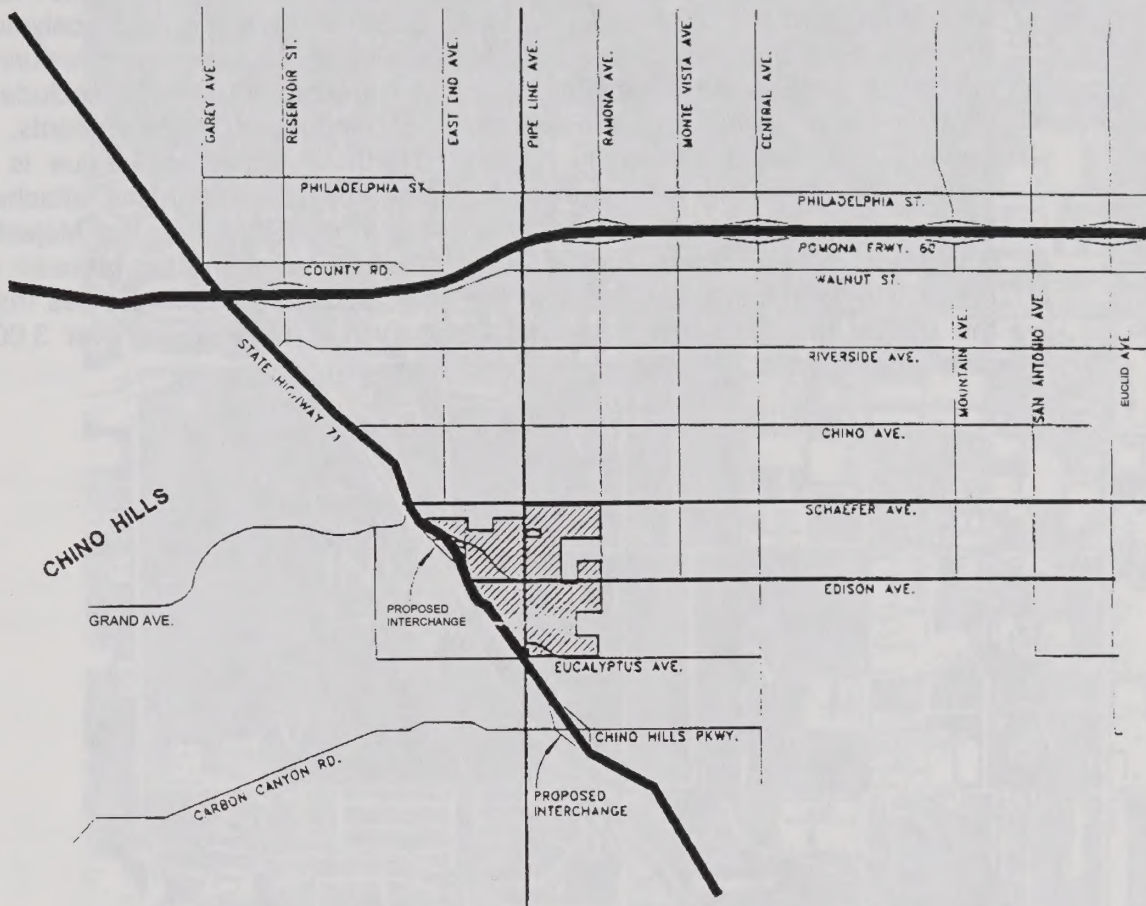


## MAJESTIC SPECTRUM SPECIFIC PLAN AMENDMENT



# VICINITY MAP

## EXHIBIT 2



# MAJESTIC SPECTRUM SPECIFIC PLAN AMENDMENT

## 2. Existing Land Uses

Approximately 190 acres of the project site is under Agricultural use for crops. There is also a ten-acre horse ranch located at the southeast corner of the old alignment of Edison Avenue and State Highway 71.

Immediately west of State Highway 71 is the Boys Republic High School. Further to the west and southwest of the site is the Chino Hills Specific Plan, which is located in the City of Chino Hills. South of the site is the Eucalyptus Business Park Specific Plan, a mostly undeveloped, 430-acre manufacturing and office project, with a limited amount of commercial uses also included. Directly north of the site are several Light Industrial establishments, a nursery and four single-family homes. North of Schaefer Avenue is a residential community with a mix of single-family detached and attached homes. The area east of Amendment No. 7 is also within the Majestic Spectrum Specific Plan, and is an agriculture area in the process of converting to industrial. Further to the east, approximately two miles from the site, is the East Chino Specific Plan which is planned for over 3,000 dwellings. Exhibit 3 shows existing land uses.



# EXISTING LAND USE

EXHIBIT 3



KEY TO ABBREVIATIONS:

|    |               |   |             |
|----|---------------|---|-------------|
| R  | RESIDENTIAL   | V | VACANT      |
| IN | INSTITUTIONAL | A | AGRICULTURE |
| I  | INDUSTRIAL    |   |             |

EXISTING SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT



## MAJESTIC SPECTRUM SPECIFIC PLAN AMENDMENT



**C. DESCRIPTION OF ADDENDUM COMPONENTS**

This document contains the requirements, regulations, design guidelines, and infrastructure improvements needed to accommodate this Addendum to the Majestic Spectrum Specific Plan. The nine Chapters of the Addendum are as follows:

- CHAPTER ONE - INTRODUCTION - Provides basic project information identifying the purpose of the project, its location, existing land uses, and its relation to other City of Chino regulations and requirements.
- CHAPTER TWO - SUMMARY OF LAND USE CHANGES - Identifies the changes to the Land Use Plan, including boundary expansions, and the establishment of new land use designations.
- CHAPTER THREE - AMENDMENT NO. 7 LAND USE - Contains the Land Use Concept for Amendment No. 7 and identifies allowed land uses and land use type definitions.
- CHAPTER FOUR - DEVELOPMENT STANDARDS - Establishes required standards and regulations related to development in Amendment No. 7.
- CHAPTER FIVE - DESIGN GUIDELINES - Provides project landscaping concepts and treatments, and site planning and general architectural guidelines.
- CHAPTER SIX - DEVELOPMENT REVIEW REQUIREMENTS - Establishes review requirements and procedures for the approval of site plans and other development applications.
- CHAPTER SEVEN - CIRCULATION COMPONENT - References impacts of the Amendment on circulation.
- CHAPTER EIGHT - INFRASTRUCTURE SYSTEMS - Evaluates the impacts of the land use changes on planned and existing infrastructure and utility systems. Also discusses infrastructure improvement and maintenance responsibilities.
- CHAPTER NINE - DEVELOPMENT PHASING - Provides information regarding the timing of anticipated development.

Amendments to the Specific Plan approved under SPA Numbers 8 and 9 are included within the Plan framework established by SPA No. 7.



**D. PREPARATION OF ENVIRONMENTAL IMPACT REPORT**

The original Majestic Spectrum Specific Plan was reviewed as to its potential environmental impacts through the preparation of an Initial Study and a Negative Declaration. The Initial Study and Negative Declaration found that no significant adverse impacts would occur as a result of implementation of the original Specific Plan project.

As a part of the review of Specific Plan Amendment No. 7, the City prepared a new Initial Study and found that the proposed Amendment could cause a significant adverse impact. Pursuant to the provisions of the California Environmental Quality Act (CEQA), the City contracted to have an Environmental Impact Report prepared. The Report was prepared, circulated and reviewed pursuant to state law, and was certified as an accurate assessment of the potential impacts associated with Specific Plan Amendment No. 7 prior to any action by the City on the Amendment.

The Final Environmental Impact Report is on file with the City of Chino Community Development Department. The Initial Study, summary of environmental impacts and mitigation measures, is included herein as Appendix A.

Specific Plan Amendments 8 and 9 were found through an Initial Study to not have a potential impact on the environment and a Negative Declaration was prepared for each amendment. The Initial Studies and Negative Declarations are on file in the City of Chino Community Development Department.

**E. RELATIONSHIP TO THE CHINO GENERAL PLAN**

This Addendum is consistent with the goals, policies, programs and related regulations of the City of Chino General Plan. The Specific Plan provides the guidelines, standards and requirements necessary for the effective implementation of the General Plan.

**F. RELATIONSHIP TO OTHER CITY REGULATIONS**

The Majestic Spectrum Specific Plan and this Addendum provide much of the information, regulations, standards and guidelines necessary to guide development within the boundaries of the Addendum. However, items not addressed by the Majestic Spectrum Specific Plan, as amended, will continue to be governed by existing City regulations.

If the provisions of the Majestic Spectrum Specific Plan and this Addendum conflict with other City regulations within the boundaries of the Specific Plan, the provisions of the Majestic Spectrum Specific Plan, as amended, shall apply. If the provisions of the originally adopted Majestic Spectrum Specific Plan, as amended, conflict with the provisions of this Addendum, the provisions of the Amendment to the Specific Plan shall apply within the boundaries of the Addendum area.

Unless otherwise provided herein, any ambiguity concerning the content or application of any part of the Majestic Spectrum Specific Plan, as amended, shall be resolved by the City of Chino Community Development Director or his/her designee. The interpretation is appealable to the Planning Commission, and the interpretation of the Planning Commission may be subsequently appealed to the City Council.



## **II. SUMMARY OF LAND USE CHANGES**

### **A. EXPANSION OF SPECIFIC PLAN BOUNDARIES**

The total net area of the Specific Plan is increased by approximately 28.8 net acres, from 370.1 net acres<sup>i</sup> to 398.9 net acres. Approximately 17 of the added 28.8 net acres are in the northwest portion of the project area, adjacent to State Highway 71, and the old alignment of Edison Avenue. State Highway 71 has been planned and funded to be upgraded to a freeway which will involve the realignment of the highway and the construction of freeway ramps near or on the project site. The final design of these improvements will affect the net acreage that will be available for development on the project site.

Approximately 4.2 acres at the southeast corner of Schaefer Avenue and Norton Avenue, and approximately 7.6 acres at the northwest corner of Ramona Avenue and Edison/Grand Avenue are also added to the Specific Plan. The added areas are depicted on Exhibit 4.

### **B. REDESIGNATED LAND USES**

Approximately 186.9 acres are redesignated from Light Industrial, Gateway Commercial and Business Park land use categories, to the newly created Regional Commercial category and Regional Mall Overlay, including area added to the Plan by Amendment No. 7. A regional shopping mall is planned within the Regional Mall Overlay, comprising up to approximately 80 acres<sup>ii</sup>, bounded by Pipeline Avenue to the east, State Highway 71 to the west, and realigned Edison/Grand Avenue to the northeast. It is anticipated that the regional shopping mall area may contain up to 1,375,000 square feet of area. Land uses within this area will be typical of those found in a regional shopping mall such as department stores, restaurants, home furnishings, appliance stores, apparel stores, and a variety of other retail/commercial uses.

Approximately 112.8 acres adjacent to the mall are in the Regional Commercial area not included in the Regional Mall Overlay. This area is designed to encompass the entire range of regionally oriented commercial uses. Land uses will include general merchandise stores, department stores, restaurants, home furnishings, home improvement centers, appliance stores, apparel stores, and a variety of other retail/commercial uses. Office-commercial uses will also be permitted.

An additional 31.4 acres within Amendment No. 7 is designated as Light Industrial, located generally at the northeast corner of Pipeline Avenue and Edison/Grand Avenue. This is the same designation as contained in the original Majestic Spectrum Specific Plan. The added 4.2 acre parcel located at the intersection of Schaefer Avenue and Norton Avenue is redesignated as Light Industrial for the north 1.4 acres, and Light Industrial for the south 2.8 acres. A 7.6 net acre parcel located at the northwest corner of Edison/Grand Avenue and Ramona Avenue is also added to the Light Industrial category. Exhibit 5 depicts the pre-existing Land Use Plan.



## 1. Redesignation of Planning Areas "C" and "D"

Specific Plan Amendment No. 12 changed the land use designations within Planning Area "D" to Regional Commercial, Commercial Manufacturing and Light Industrial. The intent of these land use classifications is to retain some commercial land use development along the Pipeline Avenue corridor, while allowing for Heavy Commercial and Industrial/Manufacturing development that will allow a broader range of industrial and commercial activities on the balance of Planning Area "D".

Specific Plan Amendment No. 14 changed a 2.85-acre portion of Planning Area "C" from Light Industrial to Commercial Manufacturing for the purpose of attracting higher quality development at the northeast corner of Pipeline and Edison Avenues.

**C. EXISTING AND AMENDED SPECIFIC PLAN LAND USE**

The tables below show the changes in land use resulting from the SPA No. 7. Table 1 gives the acreage distribution of the new Land Uses within the Addendum area only, and corresponds to the Land Uses shown in Exhibit 6. Table 2 tabulates net acres added by this Amendment.

**Table 1 -- LAND USES: AMENDED AND EXPANDED AREAS**

| LAND USE CATEGORY     | ACRES ADDED          |
|-----------------------|----------------------|
| Regional Mall Overlay | 80.0 <sup>iii</sup>  |
| Regional Commercial   | 106.9 <sup>iii</sup> |
| Very Light Industrial | 1.4                  |
| Light Industrial      | 41.8                 |
| TOTAL                 | 230.1                |

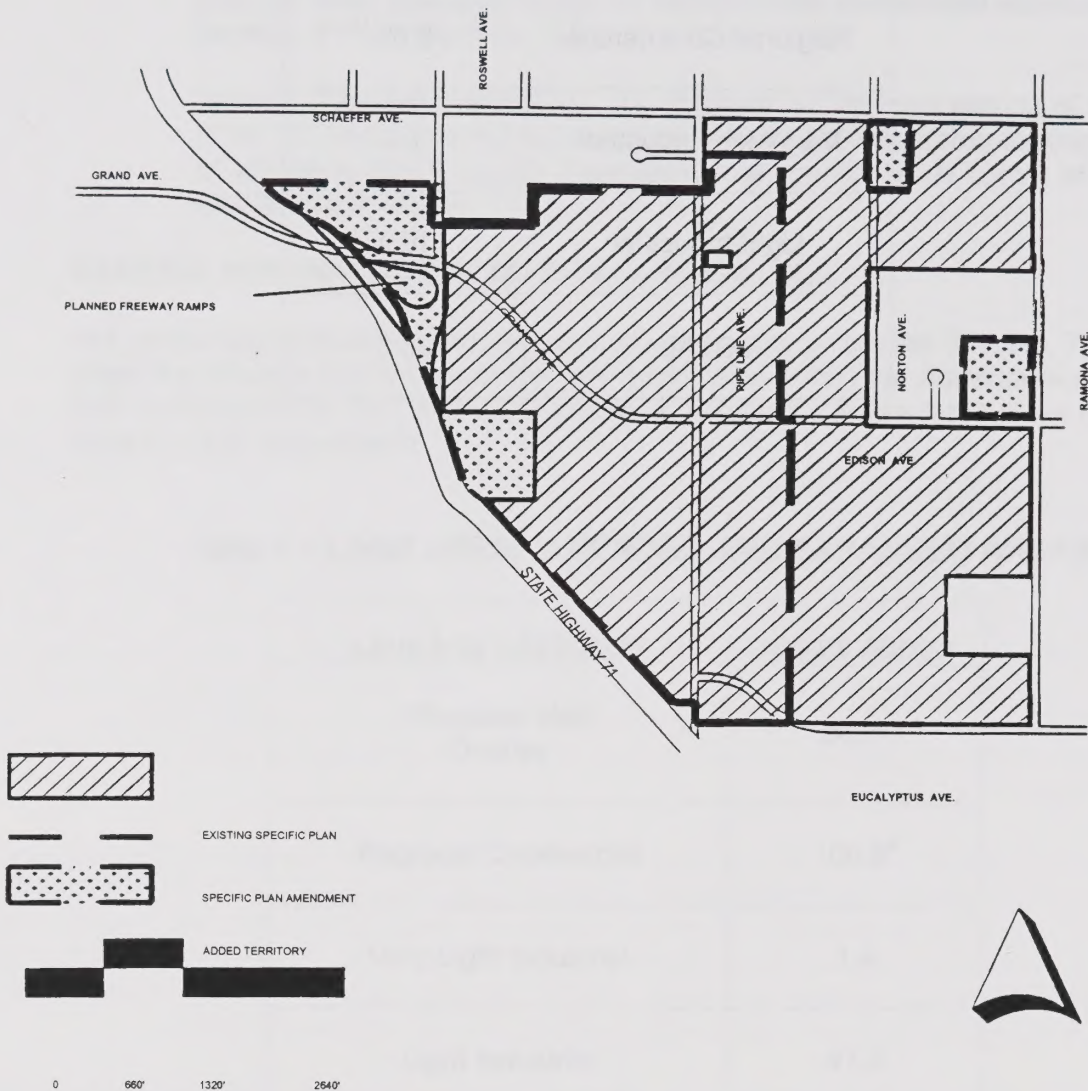


Table 2 -- SUMMARY OF ADDED ACREAGE

| LAND USE CATEGORY     | ACRES ADDED       |
|-----------------------|-------------------|
| Regional Mall Overlay | 9.0 <sup>iv</sup> |
| Regional Commercial   | 8.0 <sup>iv</sup> |
| Very Light Industrial | 1.4               |
| Light Industrial      | 10.4              |
| TOTAL                 | 28.8              |

# SPECIFIC PLAN BOUNDARIES

EXHIBIT 4

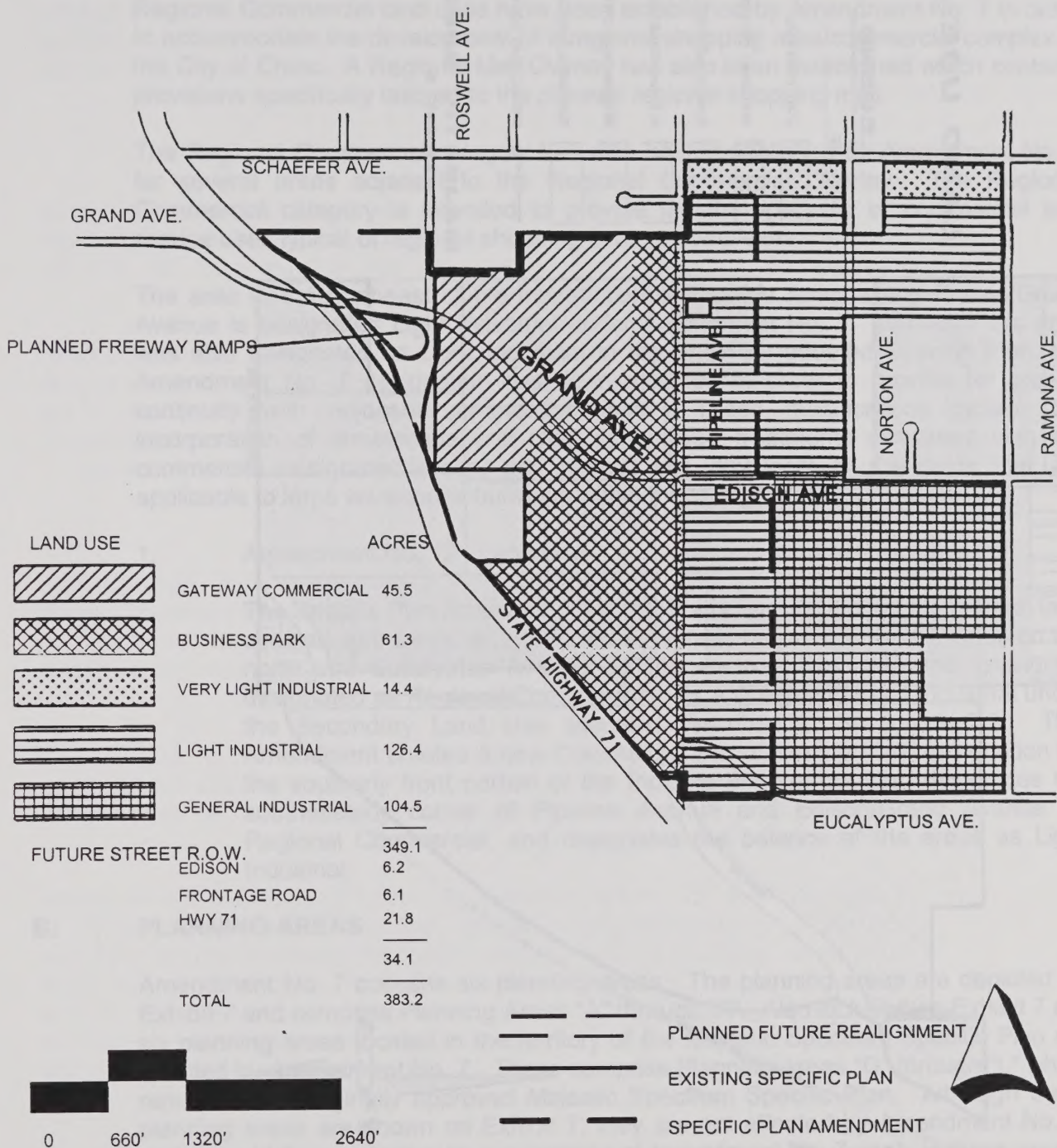


## MAJESTIC SPECTRUM SPECIFIC PLAN AMENDMENT



# ORIGINAL LAND USE PLAN

Exhibit 5



## MAJESTIC SPECTRUM SPECIFIC PLAN AMENDMENT



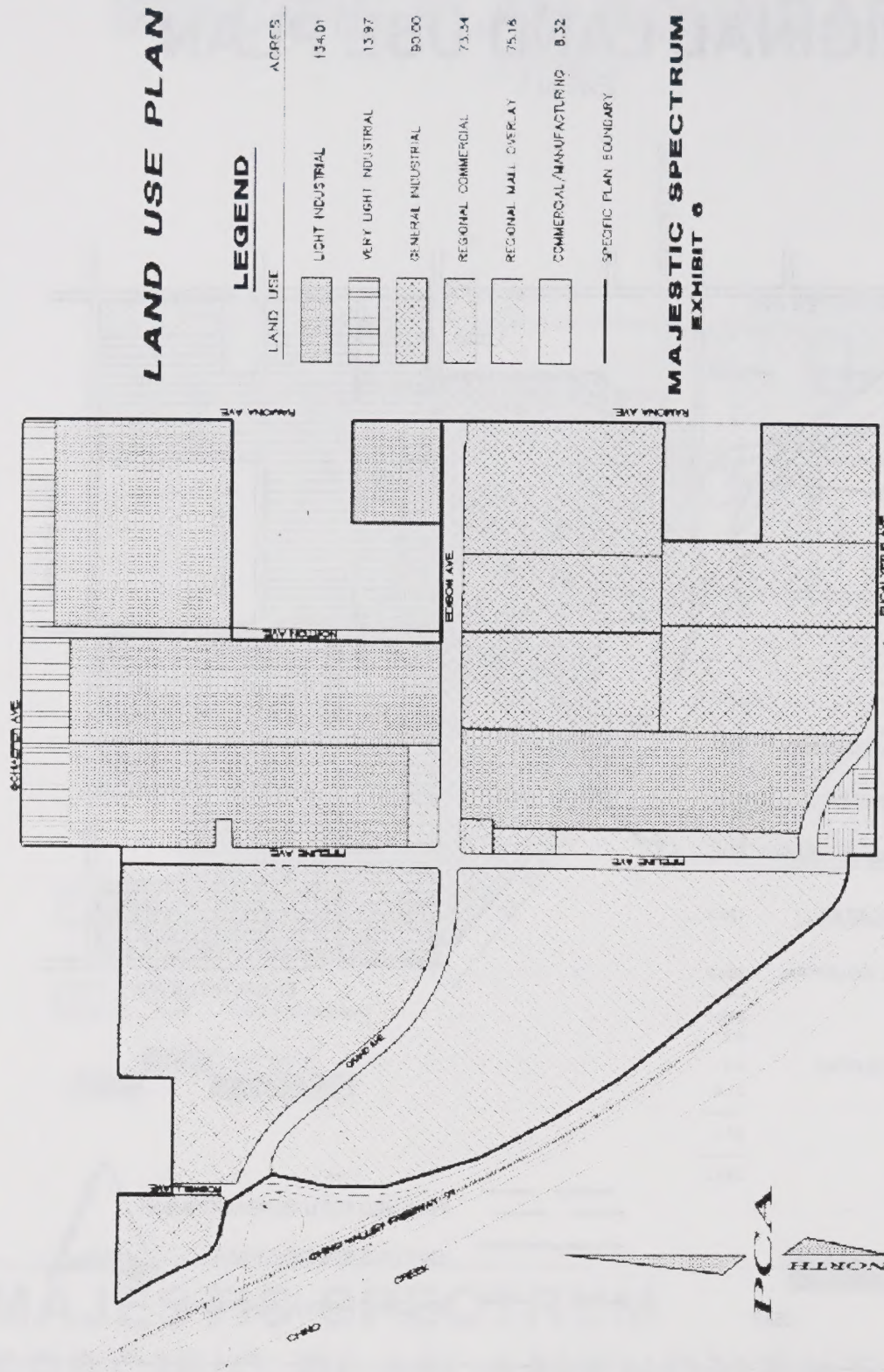


EXHIBIT 6



### III. AMENDMENT NO. 7 LAND USE

#### A. PURPOSE

Regional Commercial land uses have been established by Amendment No. 7 in order to accommodate the development of a regional shopping area/commercial complex in the City of Chino. A Regional Mall Overlay has also been established which contains provisions specifically tailored to the planned regional shopping mall.

The Regional Commercial category has also been established by Amendment No. 7 for several areas adjacent to the Regional Commercial Overlay. The Regional Commercial category is intended to provide the full spectrum of commercial and service uses typical of regional shopping centers/complexes.

The area to the northeast of the intersection of Pipeline Avenue and Edison/Grand Avenue is designated Light Industrial under Amendment No. 7. Although this area was also designated as Light Industrial in the originally adopted Specific Plan, the Amendment No. 7 designation has been modified in order to provide for greater continuity with adjacent commercial uses. These modifications include the incorporation of streetscape and road intersection treatments consistent with the commercial designated areas, and special site development standards that are applicable to large warehouse buildings within this designation.

##### 1. Amendment No. 12 - Land Use

The Specific Plan Amendment No. 12 is a reclassification of the general land uses along the east side of Pipeline Avenue, between Edison Avenue on the north and Eucalyptus Avenue on the south. This area was previously designated as Regional Commercial in its entirety, and Light Industrial under the Secondary Land Use scenario described in Section III.C.2. This Amendment creates a new Commercial Manufacturing (CM) designation for the southerly front portion of the Pipeline Avenue corridor, designates the southeasterly corner of Pipeline Avenue and Edison/Grand Avenue as Regional Commercial, and designates the balance of the areas as Light Industrial.

#### B. PLANNING AREAS

Amendment No. 7 contains six planning areas. The planning areas are depicted on Exhibit 7 and comprise Planning Areas "A" through "F". Also included on Exhibit 7 are six planning areas located in the territory of the Majestic Spectrum Specific Plan not affected by Amendment No. 7. These comprise Planning Areas "G" through "L" which remain in the originally approved Majestic Spectrum Specific Plan. Although these planning areas are shown on Exhibit 7, they are not affected by Amendment No. 7, and none of the requirements or provisions of Amendment No. 7 apply to these areas.



Development applications in planning areas, which are in the Regional Mall Overlay or the Regional Commercial designation, are required to be processed in accordance with Chapter 6 of Amendment No. 7. Development within the Regional Mall Overlay and the Regional Commercial designated areas are also required to comply with site development standards contained in Chapter 4, and special site planning, architectural and on-site landscaping guidelines contained in Chapter 5. Development applications for projects in Industrial-designated planning areas within Amendment No. 7 shall be reviewed in accordance with the requirements of the previously adopted Majestic Spectrum Specific Plan.

## **C. LAND USE CONCEPT**

The objective of Amendment No. 7 is to establish a grouping of regionally oriented commercial centers in the City of Chino. The primary Land Use Concept described below identifies the distribution of land uses for the regional mall site and the commercial and industrial areas around the site.

An additional land use concept is also established, the Secondary Land Use Concept. The Secondary Land Use Concept would become effective if the planned regional shopping mall is not built. This concept is included because, without the draw of the regional mall, the total amount of commercial development that could be supported is reduced. The Secondary Land Use Concept is described in Section III.C.2. below.

### **1. Primary Land Use Concept**

The Primary Land Use Concept contains the regional mall (Planning Area "F") as its centerpiece. The Regional Mall Overlay contains standards specifically tailored to the development of the mall. Land Uses with the Regional Mall Overlay are typical of commercial uses found in a fashion mall.

Several planning areas located near the Mall ("A", "B", "D" and "E") are designated as Regional Commercial. These areas will include the full range of Retail and Service Commercial uses typical of a large scale, shopping/commercial complex.

Planning Area "C" at the north-east corner of Edison/Grand Avenue and Pipeline Avenue is designated as Light Industrial under Amendment No. 7. Under the originally adopted Majestic Spectrum Specific Plan, this area was also designated as Light Industrial. Although very similar to the Light Industrial designation in the area outside of Amendment No. 7, this designation has been modified through the application of special development standards in order to provide increased compatibility with the commercial areas to the west and south.

The land uses identified in the Amendment No. 7 land use matrix for the Light Industrial designation apply to this planning area. Also applicable to Planning Area "C" are the streetscape and road intersection treatments contained in Sections V.B.2 and V.B.3, the provisions of Section IV.D that apply to large warehouse uses, and the provisions of Section IV.E that apply



to transitional uses. All other provisions that apply to this planning area are the same as those that apply to the Light Industrial designation of the Majestic Spectrum Specific Plan, not included in this document.

In addition, two small areas have been added to the Industrial portion of the Majestic Spectrum Specific Plan by Amendment No. 7. These areas are located at the southwest corner of Schaefer Avenue and Norton Avenue (4.2 acres), and the northwest corner of Ramona Avenue and Edison/Grand Avenue (7.6 acres). Development in these areas is subject to the provisions of the originally adopted Majestic Spectrum Specific Plan, as amended. None of the requirements of Amendment No. 7 apply to these added areas.

The distribution of land uses under the Primary Land Use Concept is shown in Table 3 and Exhibit 8.

Table 3  
**PRIMARY LAND USE CONCEPT: PLANNING AREA STATISTICS**

| PLANNING AREAS                   | LAND USE               | ACRES        |
|----------------------------------|------------------------|--------------|
| <b><u>Amendment Area</u></b>     |                        |              |
| A                                | Regional Commercial    | 8.0          |
| B                                | Regional Commercial    | 59.3         |
| C                                | Light Industrial       | 31.4         |
| D                                | Regional Commercial    | 35.7         |
| E                                | Regional Commercial    | 3.9          |
| F (Mall)                         | Regional Mall Overlay  | 80.0         |
| H (Added Area Only)              | Very Light Industrial  | 1.4          |
| I (Added Area Only)              | Light Industrial       | 2.8          |
| K                                | Light Industrial       | 7.6          |
|                                  | <b><u>Subtotal</u></b> | <b>230.1</b> |
| <b><u>Non-Amendment Area</u></b> |                        |              |
| G                                | Very Light Industrial  | 8.3          |
| H (Area Not Amended)             | Very Light Industrial  | 4.2          |
| I (Area Not Amended)             | Light Industrial       | 29.7         |
| J                                | Light Industrial       | 32.3         |
| L                                | General Industrial     | 94.3         |
|                                  | <b><u>Subtotal</u></b> | <b>168.8</b> |
|                                  | <b>TOTAL</b>           | <b>398.9</b> |



# LAND USE PLANNING AREAS

LEGEND:

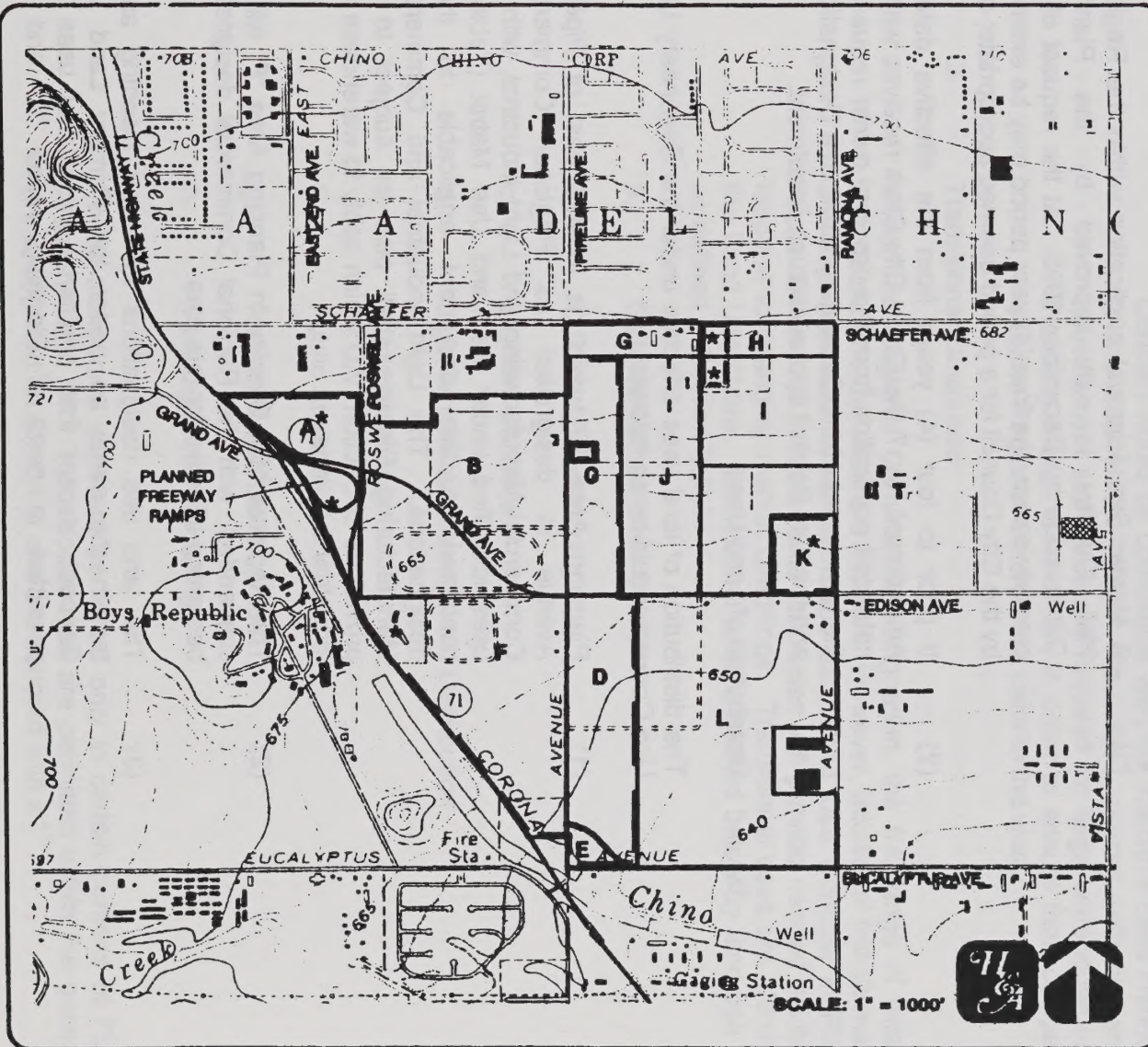
**A** - PLANNING AREAS

**—** - SPECIFIC PLAN AMENDMENT

\* - Added areas outside of original adopted specific plan

## MAJESTIC SPECTRUM

SPECIFIC PLAN  
AMENDMENT NO. 7  
EXHIBIT 7





## 2. Secondary Land Use Concept

Amendment No. 7 includes a planned regional shopping mall adjacent to State Highway 71. If the regional shopping mall is not built, it is anticipated that there will be insufficient market demand to absorb the acreage of both the regional mall site and all of the adjacent Regional Commercial area east of Pipeline Avenue. To address this potential outcome, the Secondary Land Use Concept is established. The Secondary Land Use Concept will become effective if the regional mall is not built.

### a. Procedure for Establishing the Secondary Land Use Concept

The Secondary Land Use Concept will become effective immediately if either one of the following occurs:

- (1) A Master Site Approval application within the Regional Mall Overlay is not approved by the Planning Commission by December 1995. At the request of the property owner, the four (4) year period may be extended by the City Council for a period deemed appropriate; or
- (2) If prior to four (4) years from the effective date of Amendment No. 7 the Chino City Clerk receives written, notarized notification from the property owner requesting the enactment of the Secondary Land Use Designations, and the City Council approves such enactment.

### b. Distribution of Land Uses

The distribution of land uses effective under the Secondary Land Use Concept would be as follows:

- (1) Planning Area "D" which is located east of Pipeline Avenue is designated as Regional Commercial, Commercial Manufacturing and Light Industrial, with the uses identified under the Land Use Matrix (Table 5) contained in this document applicable to these designations. The Light Industrial and Commercial-Manufacturing Districts shall also be subject to the provisions of Section IV.D which apply to warehouse and industrial buildings.
- (2) The Regional Mall Overlay in Planning Area "F" will be suspended, with the Regional Commercial designation becoming effective for this area.
- (3) The land use designations for other planning areas remain the same as under the Primary Land Use Concept, except that additional transitional uses are permitted in parts of Planning Areas "B" and "F"



(approximately as shown in Exhibit 9). Transitional Uses are described in Section III.C.3 below.

Under the Secondary Land Use Concept, commercial uses would be concentrated on the west side of Pipeline Avenue, except for Planning Area "E" which will still be designated as Regional Commercial. These areas would have direct access to and visibility from the freeway. The provisions of the Regional Commercial category and the Regional Mall Overlay are similar, and the resulting change would be minor in nature.

Pipeline Avenue will serve as a transition between the Light Industrial areas to the east, and the commercial areas to the west. The Light Industrial designations under the Secondary Land Use Concept would be compatible with the industrial uses immediately to the east of the project site. Also, special setbacks and the development standards are required for large warehouse uses in Planning Areas "C" and "D", in order to ensure their compatibility with the Regional Commercial uses to the west.

### 3. Transitional Land Uses

Under the Regional Commercial designation, the full range of retail and service commercial uses are allowed. However, additional transitional uses are also permitted under the Secondary Land Use Concept in Planning Areas "B" and "F". Transitional land uses will provide needed flexibility to respond to changing market conditions. Transitional uses are identified in the Land Use Matrix. Transitional uses are listed below by land use types, as defined in Section III.D.5.

- a. Building Maintenance Services
- b. Custom Manufacturing
- c. Laundry Services
- d. Light Wholesale, Storage and Distribution
- e. Public Assembly
- f. Public Storage
- g. Research and Development
- h. Very Light Manufacturing

These transitional uses are permitted only in certain portions of Planning Areas "B" and "F". Transitional uses are permitted within the generalized areas depicted on Exhibit 9, and are denoted with a "T".

Although transitional uses are limited to designated areas, all other land use types that are permitted or conditionally permitted under the Regional Commercial designation are also allowed within transitional areas, in order to encourage commercial development. The areas designated as Transitional only limits the location of the transitional uses.

All of the other non-transitional use types permitted under the Regional Commercial district may appropriately be located within transitional-designated areas. The transitional land use types are also mutually compatible and may appropriately be located adjacent to each other. Development of transitional uses in conjunction with uses found in the administrative and office land use type and with employment-supporting commercial use in a business park setting are also mutually compatible.

In some cases individual transitional uses could have the potential of generating site specific land use compatibility issues if developed without consideration of adjacent commercial uses. In order to address these potential compatibility issues. The specific locations of transitional land uses within a planning area shall be identified and evaluated for land use compatibility with retail-oriented commercial uses during the Master Site Approval process.



**Table 4**  
**SECONDARY LAND USE CONCEPT: PLANNING AREA STATISTICS**

| PLANNING AREAS                   | LAND USE                   | ACRES         |
|----------------------------------|----------------------------|---------------|
| <b><u>Amendment Area</u></b>     |                            |               |
| A                                | Regional Commercial        | 8.0           |
| B*                               | Regional Commercial        | 59.3          |
| C                                | **Light Industrial         | 28.55         |
|                                  | **Commercial-Manufacturing | 2.85          |
| D                                | Regional Commercial        | 3.25          |
|                                  | Commercial-Manufacturing   | 5.39          |
|                                  | Light Industrial           | 28.44         |
| E                                | Regional Commercial        | 3.9           |
| F                                | Regional Commercial        | 80.0          |
| H (Added Area Only)              | Very Light Industrial      | 1.4           |
| I (Added Area Only)              | Light Industrial           | 2.8           |
| K                                | Light Industrial           | 7.6           |
|                                  | <b><u>Subtotal</u></b>     | <b>231.48</b> |
| <b><u>Non-Amendment Area</u></b> |                            |               |
| G                                | Very Light Industrial      | 8.3           |
| H (Area Not Amended)             | Very Light Industrial      | 4.2           |
| I (Area Not Amended)             | Light Industrial           | 29.7          |
| J                                | Light Industrial           | 32.3          |
| L                                | General Industrial         | 94.3          |
|                                  | <b><u>Subtotal</u></b>     | <b>168.8</b>  |
|                                  | <b>TOTAL</b>               | <b>400.28</b> |

\* Includes Transitional Area. See Exhibit 9

\*\* Amended per MSSPA 14 – August 18, 2000



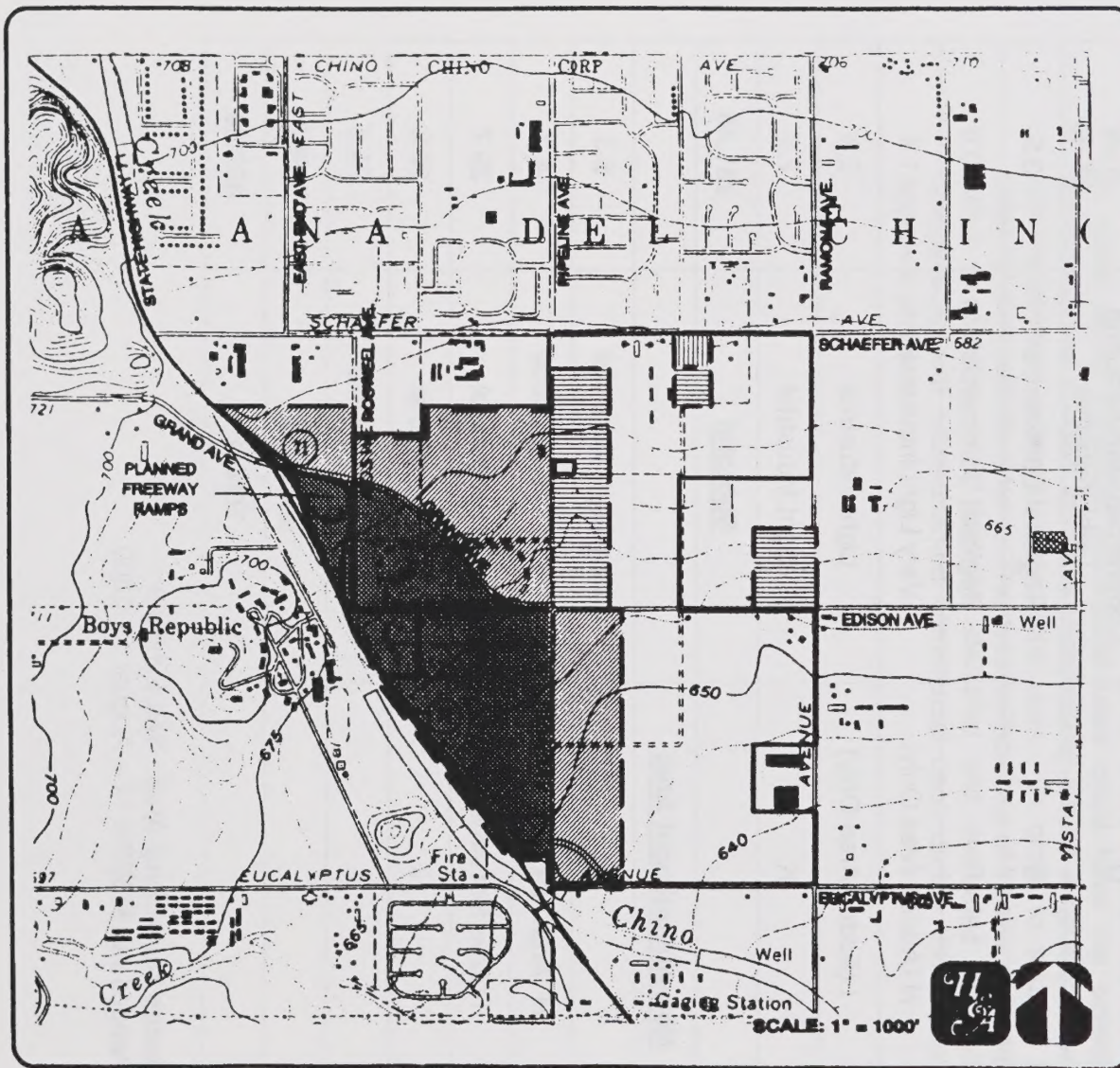
# PRIMARY LAND USE CONCEPT

## LEGEND:

-  LIGHT INDUSTRIAL
-  VERY LIGHT INDUSTRIAL
-  REGIONAL COMMERCIAL
-  REGIONAL MALL OVERLAY
-  SPECIFIC PLAN AMENDMENT
-  EXISTING SPECIFIC PLAN BOUNDARY

## MAJESTIC SPECTRUM

SPECIFIC PLAN  
AMENDMENT NO. 7  
EXHIBIT A





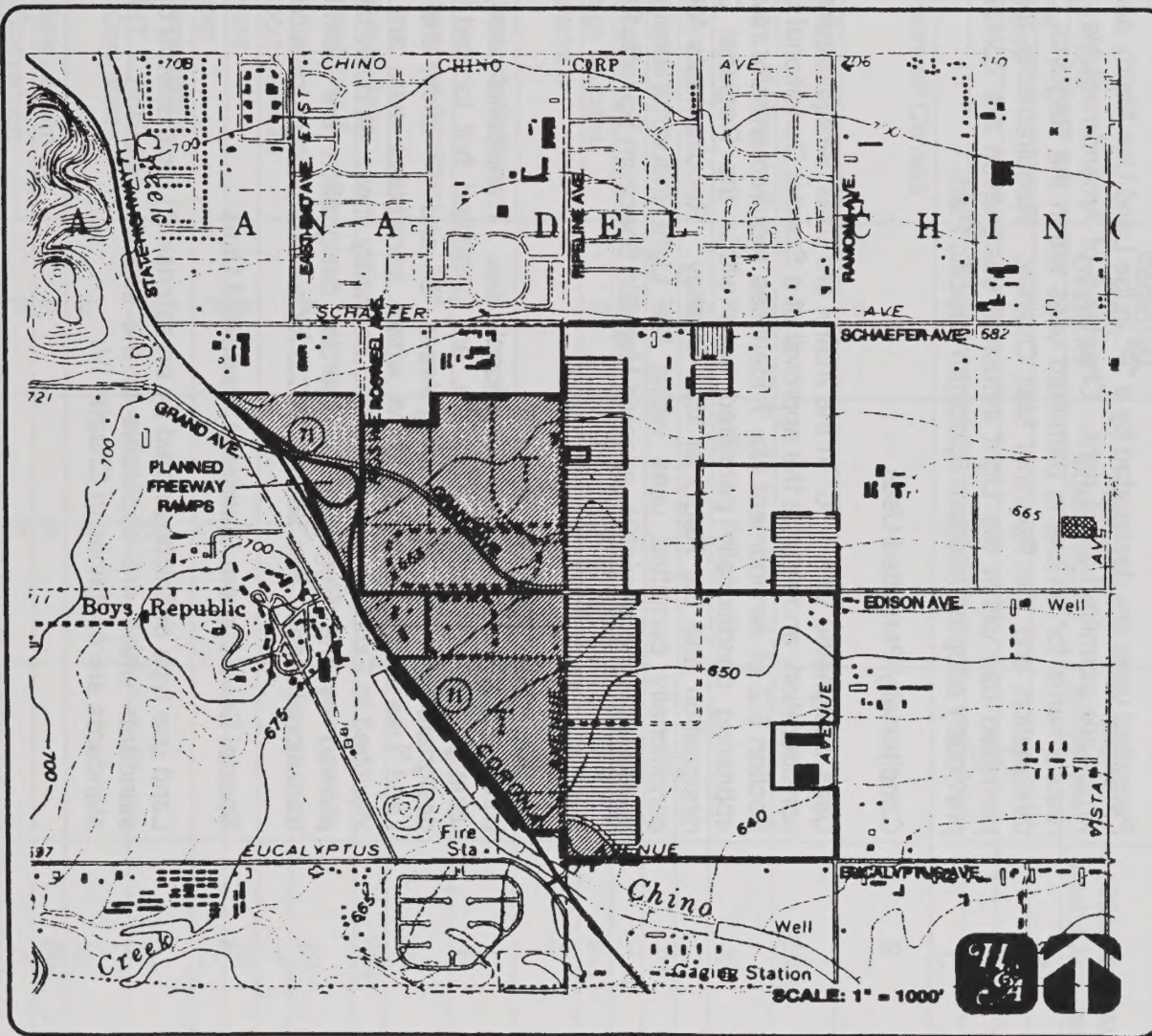
# SECONDARY LAND USE CONCEPT

## LEGEND:

-  LIGHT INDUSTRIAL
-  VERY LIGHT INDUSTRIAL
-  REGIONAL COMMERCIAL
-  TRANSITIONAL AREAS
-  SPECIFIC PLAN AMENDMENT
-  EXISTING SPECIFIC PLAN BOUNDARY

## MAJESTIC SPECTRUM

SPECIFIC PLAN  
AMENDMENT NO. 7  
EXHIBIT 9





**D. AMENDMENT NO. 7, ALLOWED USES**

This section establishes the types of land use activities that are allowed in the four (4) land use categories that comprise Amendment No. 7. Land use types that are allowed within each of the land use categories within Amendment No. 7 are identified in the land use matrix contained in Table 5. For each of the land use types contained in the matrix, there is a land use type definition, contained in Section III.D.5. Land use type definitions describe classes of uses that have similar characteristics, but they do not list every use or activity that may appropriately be within such land use type.

The Land Use Matrix contains four (4) different notations which signify permitted uses, conditionally permitted uses, transitional uses, and permitted uses which have special development requirements associated with them.

**1. Permitted Uses**

Permitted uses are designated by a "P" in the Land Use Matrix and are uses, which are permitted as of right. Chapter 6 of Amendment No. 7 identifies requirements for reviewing permitted uses within the Regional Commercial designation and the Regional Mall Overlay. Requirements for reviewing permitted use within the Light Industrial designation are contained in the previously adopted Majestic Spectrum Specific Plan.

**2. Conditionally Permitted Uses**

Uses designated with a "C" in the matrix are uses, which require additional consideration, and require the approval of a Special Conditional Use Permit. Section 6.2 of Amendment No. 7 identifies requirements for reviewing and approving conditionally permitted uses within the Regional Commercial designation and the Regional Mall Overlay. Requirements for reviewing conditionally permitted uses within the Light Industrial designation are contained in the previously adopted Majestic Spectrum Specific Plan.

**3. Transitional Uses**

Uses signified by a "T" are transitional uses. Transitional uses, which are usually non-commercial in nature, are permitted but located only within designated portions of Planning Areas "B" and "F" under the Secondary Land Use Concept. The areas where transitional uses are allowed is identified in Exhibit 9 by generalized boundary lines. All other uses that are allowed by the Regional Commercial designation are permitted within transitional areas. See Section III.C.3 for a description of transitional uses.

**4. Special Development Standards, Permitted Uses**

Land use type definitions noted by an asterisk (\*) have special development standards which are applicable to the specific definition. These special standards are contained in Chapter IV.



## PROPOSED AMENDMENT (5-24-00)

**Table 5**  
**LAND USE MATRIX**

- Key: P – Permitted Use  
 C – Requires Special Conditional Use Permit  
 T – Transitional Area Uses – See Section 3.3.3 for Description  
 \* – Requires Special Site Development Standards – See Applicable Standards in Chapter 4  
 \*\* – Requires Special Site Development Standards contained in Chapter 4, Section 4  
 + – Permitted Uses in Pipeline North CM Zone; those uses which are solely permitted within 200 feet of the N/E corner of Pipeline Avenue and Edison Avenue are further designated “+<sub>1</sub>”  
 ++ – Prohibited Uses in Pipeline North CM Zone

| USE TYPE                                           | REGIONAL<br>MALL<br>OVERLAY | REGIONAL<br>COMMERCIAL | LIGHT<br>INDUSTRIAL | COMMERCIAL<br>MANUFACTURING |
|----------------------------------------------------|-----------------------------|------------------------|---------------------|-----------------------------|
| Admin. & Office                                    | P                           | P                      | P                   | P+ <sub>1</sub>             |
| Ag. Uses – Interim                                 | P                           | P                      | P                   | P+                          |
| Animal Care                                        |                             | C                      | C                   | C                           |
| Animal Sales                                       | P                           | P                      |                     | C                           |
| Arcades Amusement Centers within the regional mall | P                           |                        |                     |                             |
| Auto & Light Truck Repair – Minor                  | C*                          | C*                     | P*                  | C*++                        |
| Ancillary Auto & Light Truck Repair                | P*                          | P*                     |                     | C*                          |
| Auto Rental, General                               | C*                          | C*                     |                     | C*                          |
| Auto Rental, Ancillary                             | P*                          |                        |                     | P*                          |
| Auto Service Station                               | C*                          | C*                     |                     | C*++                        |
| Banks & Savings & Loans                            | P                           | P                      |                     | P+ <sub>1</sub>             |
| Building Contractor's Office/Yard                  |                             |                        | C                   |                             |
| Building Maintenance Service – Commercial          |                             | P <sup>T</sup>         | P                   | P                           |
| Building Maintenance Services – Industrial         |                             | C <sup>T</sup>         | P                   | P                           |
| Building Supplies & Sales                          | P                           | P                      |                     | P++                         |
| Business Supply Retail & Services                  | P                           | P                      |                     | P+                          |
| Business Support Services                          |                             | P                      |                     | P                           |
| Catering Services                                  | P                           | P                      |                     | P                           |
| Cocktail Lounges                                   | C                           | C                      |                     | C                           |
| Commercial Recreation & Entertainment              | P                           | P                      | C                   | C                           |
| Conference & Convention Facilities                 | P                           | P                      |                     | C                           |
| Convenience Sales & Service                        | P                           | P                      |                     | P+                          |
| Conference & Convention                            | P                           | P                      |                     | C                           |



| USE TYPE                                          | REGIONAL<br>MALL<br>OVERLAY | REGIONAL<br>COMMERCIAL | LIGHT<br>INDUSTRIAL   | COMMERCIAL<br>MANUFACTURING |
|---------------------------------------------------|-----------------------------|------------------------|-----------------------|-----------------------------|
| Facilities                                        |                             |                        |                       |                             |
| Convenience Sales & Service                       | P                           | P                      |                       | P+                          |
| Cultural Facilities                               | C                           | C                      | C                     | C                           |
| Custom Mfg.                                       |                             | P <sup>T</sup>         | P                     | P                           |
| Custom Mfg. – Commercial                          | P                           | P                      |                       | P                           |
| Day Care                                          | C                           | C                      | C                     | C                           |
| <b>Eating Establishments</b>                      |                             |                        |                       |                             |
| - With Alcoholic Beverage Sales                   | C                           | C                      |                       | C+ <sub>1</sub>             |
| - Convenience Foods                               | P                           | P                      |                       | C                           |
| Fast Food                                         | P*                          | P*                     |                       | C                           |
| Restaurant                                        | P                           | P                      |                       | C+ <sub>1</sub>             |
| - Specialty Foods                                 | P                           | P                      |                       | C+                          |
| Financial Insurance Real Est. Svcs.               | P                           | P                      |                       | P+ <sub>1</sub>             |
| Food & Beverage Sales                             | P                           | P                      |                       | P+                          |
| General Retail Sales                              | P                           | P                      |                       | P+                          |
| Health Fitness Clubs & Spas                       | C                           | C                      |                       | C                           |
| Hotel/Motel                                       | P                           | P                      |                       | C                           |
| Hotel/Motels – Small                              | C                           |                        | C                     | C                           |
| Laundry Services                                  |                             | P <sup>T</sup>         | P                     | C+                          |
| Light Mfg.                                        |                             |                        | P**                   | C                           |
| General Mfg.                                      |                             |                        | C**                   | C**                         |
| Very Light Mfg.                                   |                             | P <sup>T**</sup>       | P**                   | C                           |
| Light Wholesale Storage & Dist.                   |                             | P <sup>T**</sup>       | P**                   | C                           |
| Heavy Wholesale Storage & Dist.                   |                             |                        | P**                   | C                           |
| Hazardous Materials                               |                             |                        | (Refer to Definition) |                             |
| Medical Services                                  | P                           | P                      |                       | P                           |
| Medical Services – Inpatient                      |                             | C                      |                       | C                           |
| Mini-marts                                        | P                           | P                      |                       | P++                         |
| Nurseries                                         | P                           | P                      |                       | P+ <sub>1</sub>             |
| Off-Sale Liquor Establishments                    | C                           | C                      |                       | C                           |
| Outdoor Sales & Storage Building Supplies & Sales | C                           | C                      | C                     | C++                         |
| Personal Services                                 | P                           | P                      |                       | P                           |
| Professional Services                             | P                           | P                      |                       | P+ <sub>1</sub>             |
| Public Assembly                                   |                             | P <sup>T</sup>         | C                     | C                           |
| Public Assembly, Places of Worship                |                             | C                      | C                     | C                           |
| Public Storage                                    |                             | C <sup>T</sup>         | C                     | C++                         |
| Repair Services                                   |                             |                        | P                     | P**                         |
| Research & Development                            |                             | P <sup>T</sup>         | P                     | P+                          |
| Small-Scale Goods Finishing                       | P                           | P                      |                       | P                           |
| Social Club                                       | C                           | C                      |                       |                             |
| Sports, Recreation &                              | C                           | C                      |                       | C                           |



| USE TYPE                          | REGIONAL<br>MALL<br>OVERLAY | REGIONAL<br>COMMERCIAL | LIGHT<br>INDUSTRIAL | COMMERCIAL<br>MANUFACTURING |
|-----------------------------------|-----------------------------|------------------------|---------------------|-----------------------------|
| Entertainment                     |                             |                        |                     |                             |
| Special Sales                     | P                           | P                      |                     | P                           |
| Special Events Non-<br>Commercial | P                           | P                      | P                   | P                           |
| Theaters                          | P                           | P                      |                     |                             |
| Vehicle Washing Cleaning          | C                           | C                      |                     | C++                         |



## 5. Land Use Type Definitions

This section contains all of the definitions of land use types contained in Amendment No. 7. Land use type definitions describe types of uses having similar characteristics, but do not list every use or activity that may appropriately be within a particular land use type. If there is an ambiguity or uncertainty concerning which land use type applies to a specific use, the City of Chino Community Development Director, or their designee, shall make a determination in accordance with the provisions of Section I.F of this document.

### a. Administrative and Office

Activities include but are not limited to executive management, administrative or clerical uses of private and public firms, and other work normally conducted in an office setting. Typical uses include but are not limited to corporate headquarters, branch offices, and data storage centers.

### b. Agricultural Uses – Interim

Includes agricultural uses in the interim period prior to urban development. Does not include investment in permanent agricultural structures.

### c. Animal Care

Care and treatment for large and small animals, including veterinary services, boarding and animal grooming. Uses typically include but are not limited to animal clinics, large and small animal hospitals and kennels. Outdoor uses are permitted within enclosed areas. Dog runs or similar uses need to be within a building.

### d. Animal Sales

Retail sales and boarding of small animals, provided such activities take place within an entirely enclosed building. This use includes grooming and boarding of animals not offered for sale, for a maximum period of 48 hours.

### e. Arcades and Amusement Centers – General

Public places of amusement or business which have more than ten (10) coin-operated amusement devices such as video games, pinball machines, photography machines, muscle testers, fortune telling machines, and other games of skill or science. Included are any places open to the public, whether or not the primary use of the premises is devoted to operation of such devices.



f. Arcades and Amusement Centers Within the Regional Mall

This land use type is defined by the definition contained under the Arcades and Amusement Centers-General Land Use Type above, except that uses within this land use type include only those located within the regional mall in Planning Area "F" of Amendment No. 7. This land use type applies only to such uses located within the regional mall structure, and does not include such use in outlying or peripheral buildings within the Regional Mall Overlay.

g. Automotive and Light Truck Repair-Minor

Minor repair and the retail sale of goods and services for cars and light trucks (less than 6,000 pounds). Uses include but are not limited to: brake, tire and muffler workshops, engine tune-ups, the changing of oil and other fluids, battery, alternator, generator and distributor replacement, minor electrical work, replacement of water and fuel pumps, wheel realignments, servicing of air conditioning systems, and similar minor repair and maintenance work. Heavier automobile repair such as major engine or transmission repair are not included.

h. Ancillary Automotive and Light Truck Repair

Minor repair and the retail sale of goods and services for cars and light trucks (less than 6,000 pounds), provided in conjunction with department stores, retail outlets or other retail and which are the primary use, and to which the Automotive and Light Truck Repair-Minor is clearly an ancillary use. Uses include but are not limited to: brake, tire and muffler workshops, engine tune-ups, the changing of oil and other fluids, battery, alternator, generator and distributor replacement, minor electrical work, replacement of water and fuel pumps, wheel realignments, servicing of air conditioning systems, and similar minor repair and maintenance work. Heavier automobile repair such as major engine or transmission repair are not included. Activities classified under this land use type shall be designed and operated in accordance with the special site development standards contained in Section IV.A.7 of this document.

i. Automotive Rental

(1) General

The rental from the premises of motor vehicles, with provision of incidental maintenance services. Uses typically include but are not limited to car rental agencies. Special site development standards that apply to uses



within this land use type are contained in Section IV.A.10 of this document.

(2) Ancillary

The rental of motor vehicles, with provision of incidental maintenance services, clearly ancillary to another primary use. Special site development standards, which apply to uses within this land use type, are contained in Section IV.A.10 of this document.

j. Automotive Service Station

Includes, but is not limited to, the sale from the premises of goods and the provision of services normally required in the day-to-day operation of motor vehicles, including: the principal sale of petroleum products and the incidental sale of tires, batteries, replacement items, and lubricating services, and the performance of minor repairs, such as tune-ups, tire changes and brake work. Towing service incidental to the Automotive Service Station may also be provided. Mini-marts in conjunction with automobile service stations, including the sale of convenience items and the sale of prepared food and drink for off-site consumption, are classified under Sections III.D.5.oo and III.D.5.qq. Automobile Service Stations shall be subject to the applicable design requirements of Section IV.A.8 of this document.

k. Banks and Savings and Loans

Financial institutions that provide retail banking services to individuals and businesses. Includes drive-through and/or walk-up service, and automated teller machines permitted as outdoor uses, and check-cashing facilities.

l. Building Contractor's Offices and Yards

Activities typically include offices and storage of equipment, materials, and vehicles for contractors who are in the trades involving construction activities which include, but are not limited to: plumbing, painting, electrical, roofing, carpentry, and other services.

m. Building Maintenance Services – Commercial

Typically includes, but is not limited to, maintenance and custodial services, window cleaning services, disinfecting and exterminating services, pool supply, and janitorial services.



## n. Building Maintenance Services – Industrial

Typically includes, but is not limited to, maintenance, custodial services, exterminating and disinfecting services and other similar building and facilities maintenance services, which may include the bulk storage of chemicals, vehicles and other equipment used as part of the business.

## o. Building Supplies and Sales

Includes, but is not limited to, the retail sale or rental from the premises of goods and equipment, including paint, glass, windows, doors, hardware, fixtures, plumbing supplies, electric supplies, lumber, hardware stores and home improvement centers. Outdoor sales and storage for nurseries and garden supplies included as part of a home improvement center are permitted in accordance with Section IV.A.5 of this document. Outdoor sales and storage for all other uses within this land use type require the approval of a Special Conditional Use Permit in accordance with Section VI.B of this document.

## p. Business Supply Retail and Services

Typically includes, but is not limited to, retail sales, rental or repair from the premises of office equipment, office supplies and similar office goods primarily to firms and other organizations.

## q. Business Support Services

Includes, but is not limited to, services of a clerical, employment, protective, or minor processing nature to other businesses, including multi-copy and blueprint services. Excludes the printing of books other than pamphlets and reports for another firm.

## r. Catering Services

Preparation and delivery of food and beverages for off-site consumption without provision for on-site pickup or consumption.

## s. Cocktail Lounges

Establishments where alcohol may be served on-site without the provision of meals or a dining area in the establishment as defined in the Eating and Drinking Land Use Types under Section III.D.5.aa(3) and where the serving of alcohol is not accessory to dining.



## t. Commercial Recreation and Entertainment

Provision of participant or spectator recreation or entertainment within an enclosed building. This use type includes, but is not limited to, children's play centers (i.e., "Gymboree," "Mommy and Me," etc.), model car racing, and similar uses. None of the activities allowed under this land use type may include the service of alcohol.

## u. Conference and Convention Facilities

Typically includes, but is not limited to, meeting rooms and halls for conferences and conventions along with ancillary catering and dining services.

## v. Convenience Sales and Services

Includes, but is not limited to, the retail sales from the premises of frequently needed, small, personal convenience items and professional services which are used frequently. Uses include but are not limited to pharmacies, drugstores, stores selling toiletries, tobacco stores, beauty and barber shops, greeting card stores, apparel laundering and dry cleaning agencies, and photography and photo-processing shops.

## w. Cultural Facilities

Includes, but is not limited to, public and private non-profit museums and galleries, public and private non-profit libraries and observatories.

## x. Custom Manufacturing

Includes, but is not limited to, manufacturing, processing, assembling, packaging, treatment, or fabrication of custom-made products such as jewelry, furniture, art objects, clothing, instruments, and the on-site wholesale and retail of the goods produced. The uses do not produce odors, noise, vibration, or particulates that would adversely affect uses in the same structure or on the same site. Where twenty-four (24) hours on-site surveillance is necessary, a caretaker's residence may be permitted.

## y. Custom Manufacturing-Commercial

Includes, but is not limited to, assembly, packaging, limited treatment or finishing and limited fabrication of custom-made products such as jewelry, furniture, art objects, clothing, instruments or similar retail products, and the on-site



retail/wholesale sales of such goods produced. This land use type does not include the mass production of products. The uses do not produce odors, noise, vibration, or particulates that would adversely affect uses in the same structure or on the same site.

z. Day Care

Activities typically include the daytime care of individuals under the age of eighteen (18) years. Uses typically include nursery schools, preschools and day care centers.

aa. Eating Establishments

Eating Establishments include but are not limited to the retail sale from the premises of food or beverages for consumption on-site or for take-out. This use type may also include outdoor dining. Under this land use type are the following Eating Establishment Sub-types.

(1) Eating Establishment – Convenience Foods

Establishments that provide a full or limited menu of food items in a self service type operation. Limited table service may be available. Take-out service may comprise all or a substantial portion of the business activity. Convenience food establishments are typically located in in-line commercial buildings or multi-tenant pad buildings with heavy pedestrian traffic.

(2) Eating Establishment – Fast Food

A convenience foods establishment which incorporates a drive-through in its operation. Fast food establishments are typically located in freestanding, single tenant pad buildings. Restaurants providing drive-through service shall comply with the site development standards contained in Section IV.A.9 of this document.

(3) Eating Establishment – Restaurant

An establishment which provides a full menu, sit-down seating arrangements for customers, provision of full service (seating, ordering, serving, and clean-up) to customers, and may provide take-out service which is incidental to the primary sit-down service. Restaurants are typically located within in-line commercial buildings or in single-tenant, freestanding buildings.

Serving alcohol with meals is permitted within this land use type. The serving of alcohol may also be permitted



in an area separate from the dining area, provided that such use is accessory in nature, and alcohol is only served during the time period when food is also being served. Uses where the serving of alcohol is not accessory to dining are classified as Cocktail Lounges under Section III.D.5.s of this document.

(4) Eating Establishment – Specialty Foods

Establishments, which provide a limited number of, select or specialized foods to their customers (i.e., ice cream, yogurt, coffee, candy, doughnut, pastries, etc.) Generally characterized by self service or limited table service, limited seating, and where take-out service may comprise all or a substantial portion of the business activity. Typically, specialty food uses are located in in-line commercial buildings or in multi-tenant pad buildings.

bb. Financial, Insurance, and Real Estate Service

Includes, but is not limited to, financial, insurance, real estate and securities offices brokerage services.

cc. Food and Beverage Sales

Includes, but is not limited to, the retail sale from the premises of food and beverages for off-premises consumption. Typically includes, but is not limited to, specialty food stores, supermarkets and retail bakeries.

dd. General Retail Sales

The retail sale of a wide range of merchandise not specifically listed under another use type within this section. Includes, but is not limited to, department stores, book stores, music stores, clothing stores, shoe stores, furniture stores, discount stores, video sale and/or rental stores, variety stores, home furnishings stores, and businesses retailing the following goods: toys, hobby materials, handcrafted items, luggage, musical instruments, jewelry, cameras, photographic supplies, medical supplies and equipment, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories.

ee. Health and Fitness Clubs and Spas

Health, fitness and exercise activities and establishments, including but not limited to, health clubs, spas, gyms,



tennis/racquetball courts, swimming pools, and similar health, exercise or fitness establishments.

ff. Hotels and Motels

Includes lodging services to transient guests on a less-than-monthly basis in establishments with a minimum of seventy-five (75) rooms. Typical uses include hotels or motels whose main function is to serve the business community at large in support of business establishments in the area. Meeting rooms and halls for conferences and conventions along with ancillary catering and dining services, provided as part of a Hotel/Motel facilities complex, are also permitted under this land use type. This land use type is intended to accommodate regional and or national chains.

gg. Hotels and Motels - Small

Includes lodging services to transient guests on a less-than-monthly basis in establishments containing less than seventy-five (75) rooms. Hotels, motels and boarding houses are included in this land use type. Due to their small size, lodging facilities within this land use type generally provide fewer amenities and services than larger facilities.

hh. Laundry Services

Limited to large institutional or commercial linen supply and laundry services. Fully equipped laundry services for establishments with up to 3,500 square feet of gross leasable area are included under the Personal Services Land Use Type under Section III.D.5.ss.

ii. Light Manufacturing

Activities typically include, but are not limited to, manufacturing, compounding of materials, processing, assembly, packaging, treatment or fabrication of materials and products that either require frequent truck or rail traffic, or the transport of heavy bulky items. Where 24 hours on-site surveillance is necessary, a caretaker's residence may be permitted. Industrial buildings within the Light Industrial zone and CM zone and classified under this definition are subject to the provisions of Section IV.D.

jj. Very Light Manufacturing

Includes, but is not limited to, labor intensive manufacturing, assembly or repair processes which do not involve frequent truck or rail traffic (more than 2,000 pounds per truck trip) or the transport of large scale products. No portion of any lot or parcel shall be used in such a way as to create nuisance to adjacent sites such as vibration, sound, electro-mechanical disturbance and



radiation, particulates, water pollution, dust, emission of odorous, toxic or noxious matter. All manufacturing activities shall be conducted within an enclosed building. Where twenty-four (24) hours on-site surveillance is necessary, a caretaker's residence may be permitted. Warehouse buildings greater than 100,000 square feet in area and classified under this definition are subject to the provisions of Section IV.D.

kk. Light Wholesale, Storage, and Distribution

Activities include but are not limited to wholesaling, storage, and warehousing services within enclosed buildings, storage and wholesale to retailers from the premises of finished goods and food products. Retail sales from the premises may occur, typically of products of large size, mass, volume or quantity such as furniture, carpets, home appliances, etc., that may require large showroom areas to merchandise the product. Such retail uses provided in conjunction with other activities listed under this land use type would be located in the storefront area towards the front of a tenant space/building. Where twenty-four (24) hours on-site surveillance is necessary, a caretaker's residence may be permitted. Warehouse buildings greater than 100,000 square feet in area and classified under this definition are subject to the provisions of Section IV.D.

ll. Heavy Wholesale, Storage and Distribution

Activities typically include, but are not limited to warehouse, storage, freight handling, shipping, trucking services and terminals, storage and wholesaling from the premises of unfinished, raw, or semi-refined products requiring further processing, fabrication or manufacturing. Typical uses include, but are not limited to moving and storage services, public warehouses, trucking firms, automotive storage areas, and the wholesaling of metals, minerals and agricultural products. Where 24 hours on-site surveillance is necessary, a caretaker's residence maybe permitted. Warehouse buildings greater than 100,000 square feet in area and classified under this definition are subject to the provisions of Section IV.D.

mm. Medical Services

Includes, but is not limited to, therapeutic, preventative, or correctional personal treatment by physicians, dentists, opticians and other practitioners, as well as the provision of medical testing and analysis services on an out-patient basis. In-patient service requiring an overnight stay at the facility is classified under Section III.D.5.nn.



nn. Medical and Health Care Services – In-Patient

Typically includes, but is not limited to, therapeutic, preventive, or correctional personal treatment by physicians, dentists, and other practitioners, as well as the provision of medical testing and analysis services, and including overnight stays by the patient. Health care uses typically include those performed by medical clinics, family planning clinics, and in-patient health care facilities, hospitals and other in-patient facilities where patients may stay overnight.

oo. Mini-marts

Typically small establishments that sell convenience items such as pre-prepared food for take out, food and drink, snack items, newspapers, magazines, books, toiletries and a variety of other frequently used convenience items. Mini-marts that are operated in conjunction with an automotive service station are also classified under this use type. Mini-marts that include the sale of alcohol, including such mini-marts that are operated in conjunction with an automotive service station, are classified under Section III.D.5.qq.

pp. Nurseries

Establishments selling plants and related garden supplies in which all merchandise other than plants are kept within an enclosed building or a screened enclosure, and fertilizer of any type is stored and sold in package form only.

qq. Off-Sale Liquor Establishments

Establishments which are required to obtain an ABC license Type 20 (off-sale beer and wine), or Type 21 (off-sale general) for the sale of alcoholic beverages in unopened containers for consumption off-premises. Uses include small establishments emphasizing the sale of alcohol for off-site consumption as the primary sales activity, including liquor stores and mini-marts. Establishments classified under this land use type may also sell convenience items including, but not limited, to pre-prepared food, snack items, newspapers, magazines, books, toiletries and a variety of other frequently used convenience items.

rr. Outdoor Sales and Storage, Building Supplies and Sales

Outdoor sales, storage or rental from the premises of goods and equipment, including but not limited to paint, windows, doors, hardware, fixtures, plumbing supplies, etc., as well as equipment, storage structures, silos, etc. as part of a manufacturing use.



**EXCEPTION:** Outside sales and storage for nurseries and garden supplies, included as an ancillary part of a home improvement center, retail outlet or general department store are not included under this land use type, and are permitted subject to special standards in Section IV.A.5.

ss. Personal Services

Provision of services of a personal nature. Includes, but is not limited to, barber and beauty shops, seamstresses, tailors, florists, shoe repair shops, dry-cleaning/laundry service businesses with a maximum 3,500 square feet of gross leasable area and serving retail customers (excluding large-scale plants), facsimile transmissions, photocopying, photography studios, driving schools, and travel agencies.

tt. Professional Services

The provision of advice, design, information, or consultation of a professional nature, including but not limited to architects', engineers', attorneys' and accountants' offices, insurance sales, financial planning, educational and research services.

uu. Public Assembly

Includes, but is not limited to, activities performed at public and semi-public meeting halls.

vv. Public Assembly, Places of Worship

Including religious services and assembly that customarily occurs in wedding chapels, churches, synagogues, temples and mosques, or other places of congregation for religious purposes.

ww. Public Storage

Typically includes storage services and facilities primarily for personal effects and household goods within enclosed storage areas having individual access. Typical uses include, but are not limited to, mini-warehouses.

xx. Repair Services

Activities typically include, but are not limited to repair services involving articles such as upholstery, furniture, and large electrical appliance repair services. Repair of smaller items is also permitted under the Personal Services land use definition.



yy. Research and Development

Includes, but is not limited to, high technology production and assembly operations including office space; product assembly rooms and other production facilities; scientific research and theoretical studies and investigations in the natural, physical or social sciences; engineering, fabrication, and testing of prototypes developed with the objective of creating marketable end products; and the performance of physical and environmental testing and related activities by or under the supervision of professional scientists and trained specialists. Outdoor uses are permitted subject to the approval of a Special Conditional Use Permit.

zz. Small-Scale Goods Finishing

Minor finishing of retail products sold on-site. Uses include, but are not limited to locksmiths, picture framing, engraving or labeling, personalized goods, and minor assembly of products sold on-site.

aaa. Social Clubs and Lodges

Activities typically include, but are not limited to clubs, lodges and other similar private or non-profit group meeting facilities.

bbb. Special Events – Non-Commercial

Displays, presentations, exhibits, and special performances, held on a seasonal basis or otherwise, wherein no items are offered for sale and no commercial activity takes place, unless as part of an approved sales activity as described below. The intent of this section is to allow landowners and tenants to sponsor charitable, religious, educational, or cultural events to be held as a public service for the community at large. Events which are held outdoors shall require the prior approval of the Community Development Director.

ccc. Special Sales

Temporary sales held in the open air or other common enclosed space not normally used for retail sales shall be permitted subject to prior approval of the Community Development Department. Such special sales include, but are not limited to, clearance sales, parking lot sales, sidewalk sales, Christmas tree sales, pumpkin sales, grand opening sales and other sales of a temporary nature. All such uses shall comply with all appropriate municipal code provisions regulating such business activity to ensure adequate parking and circulation, public safety, sign regulation, etc. Such sales can be held a maximum of three (3) times per calendar year, for a maximum period of three (3) weeks for any one sale, per



business. Special sales may be held for an overall maximum of six (6) weeks per calendar year, per business. Special sales within the enclosed portion of the shopping mall shall be administered and enforced by the mall's management group.

ddd. Sports, Recreation and Entertainment

Includes, but is not limited to, participant sports and spectator uses conducted in open, partially enclosed, or screened facilities. Uses include, but are not limited to, amusement parks, swimming centers, sports fields, skate board ramps, batting cages, parks, driving ranges, golf courses, and miniature golf courses. This land use type also includes indoor uses such as ice/roller rinks, billiards, bowling alleys, dance halls and bingo halls, and may include the service of alcohol.

eee. Theaters

Theaters intended for motion pictures, concerts, plays and other forms of live or pre-recorded entertainment, not including open air theaters.

fff. Vehicle Washing and Cleaning

Activities typically include the washing, waxing and cleaning of automotive vehicles, including the incidental sale of related cleaning and maintenance products (e.g. car wax, chrome polish, interior conditioning and cleaning products, etc.), and ancillary sales of motor fuels.

ggg. Hazardous Materials

The use, generation, processing, production, treatment, storage, emission, or discharge of a hazardous material(s) as further defined in the Chino Municipal Code.

hhh. General Manufacturing

In addition to those activities classified under Light Manufacturing, activities may involve the mixing and/or blending of materials and compounds, such as chemicals, oils, plastics, resins, etc. Also included are uses that may have frequent rail or truck traffic, or the transportation of heavy, large-scale products. Activities are conducted wholly within enclosed buildings; however, limited outdoor storage, which complies with the development standards as contained in Chapter 4, Section 4, are permitted. More extensive outdoor storage, as described in Section III.D.5, shall require a Special Conditional Use Permit.



## **IV. DEVELOPMENT STANDARDS**

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This Chapter establishes the site development standards and requirements for the Regional Commercial and Commercial Manufacturing Districts, as well as the Regional Mall Overlay. The standards are divided into four sections: standards that apply to the Regional Commercial category, Commercial Manufacturing category, and the Regional Mall Overlay (Section IV.A), standards that apply to the Regional Commercial category (Section IV.B), standards that apply only to the Regional Mall Overlay (Section IV.C), and standards that apply only to the Commercial Manufacturing category (Section IV.B).

In addition, site development standards that apply to large warehouses and to business parks are also included. These are the only development standards within Amendment No. 7 which apply to Industrial-designated areas within the boundaries of the Amendment. All other development standards applicable to industrial designated areas within Amendment No. 7 are contained in the previously adopted Majestic Spectrum Specific Plan document.

### **A. REGIONAL COMMERCIAL AND REGIONAL MALL OVERLAY STANDARDS**

#### **1. Gross Leasable Area Defined**

Gross leasable area shall be defined as all of the area utilized for sales, service and warehousing purposes, excluding open or enclosed walkways, restrooms, trash storage areas, halls, stairways and elevator landings at each floor level, and service and mechanical equipment rooms, and storage areas and equipment used for the regional mall.

#### **2. Building and Landscape Setbacks and Street Parkway Widths**

This section establishes required building and landscape setbacks, and the parkway widths for public streets. These setbacks do not apply to other structures such as monument or pole signs, or to special ornamental architectural features, overhangs, etc. All building and landscape setbacks from public streets shall be measured from the ultimate face of the curb of the street to the building wall unless otherwise specified herein. Other building setbacks shall be measured from interior property lines to the building wall. Table 6 contains the required building and landscape setbacks, and parkway widths for Amendment No. 7.



**Table 6 – BUILDING AND LANDSCAPE SETBACKS**

|                                                  | <b>PARKWAY WIDTH</b> | <b>MINIMUM<br/>LANDSCAPE<br/>SETBACK<sup>1</sup></b> | <b>MINIMUM BUILDING<br/>SETBACK<sup>1</sup></b>                                                               |
|--------------------------------------------------|----------------------|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Pipeline Avenue                                  | 12 Feet              | 22 Feet                                              | 30 foot average setback <sup>2</sup> plus one foot for every additional foot of building height above 35 feet |
| Edison/Grand Avenue<br>(West of Pipeline Avenue) | 10 Feet              | 20 Feet                                              | 30 foot average setback <sup>2</sup> plus one foot for every additional foot of building height above 35 feet |
| Edison/Grand Avenue<br>(East of Pipeline Avenue) | 12 Feet              | 22 Feet                                              | 30 foot average setback <sup>2</sup> plus one foot for every additional foot of building height above 35 feet |
| Eucalyptus Avenue                                | 10 Feet              | 20 Feet                                              | 24 feet                                                                                                       |
| Roswell Avenue                                   | 8 Feet               | 20 Feet                                              | 24 feet                                                                                                       |
| State Route 71                                   | N.A.                 | 0 Feet <sup>3</sup>                                  | 0 feet from Caltrans Right-of-way <sup>3</sup>                                                                |
| Interior Side Property Line                      | N.A.                 | 0 Feet <sup>4</sup>                                  | 0 feet                                                                                                        |
| Rear Property Line                               | N.A.                 | 0 Feet <sup>4</sup>                                  | 0 feet                                                                                                        |

<sup>1</sup> Building and landscape setbacks are measured from the ultimate face of the curb to the building wall, and include parkway widths. For on-site landscaping, a two (2) foot overhang for parking stalls is permitted, provided a minimum landscape area of ten (10) feet in width is maintained.

<sup>2</sup> Within 200 feet of the intersection of Pipeline and Edison/Grand Avenue, measured from the end of the curb return, the setback shall be a minimum of 30 feet plus one foot for every additional building height above 35 feet. Buildings greater than 200 feet from the intersection of Pipeline Avenue and Edison/Grand Avenue may have minimum setbacks of 22 feet, provided that the average building setback for that portion of a street abutting a given Planning Area is at least 30 feet.

<sup>3</sup> It is anticipated that planned improvements to the State Route 71 Freeway will elevate it along its frontage with the Majestic Spectrum Specific Plan. It is anticipated that the landscaped slope adjacent to the freeway within Caltrans Right-of-way will be approximately 40 feet in width, providing a substantial setback along the freeway.

<sup>4</sup> Special setbacks and requirements may apply when abutting Industrial Areas. See Section IV.B.



### 3. Building Height

The maximum building height shall be seventy-five (75) feet from finished grade, exclusive of cupolas, domes, skylights, ornamental towers, spires and spheres, flag poles, radio and television antennas, mechanical appurtenances and their screening.

### 4. Minimum Percent Landscaping

#### a. Landscaping Defined

Landscaping for the purposes of this section is defined to include living vegetation and the following nonliving features and enhanced treatments:

- Pedestrian plazas and other pedestrian areas, and pedestrian paths but not including storefront sidewalks within eight feet (8') of storefronts.
- Decorative or enhanced paving and surfaces of rock, stone, brick, block, treated concrete or similar hardscape materials, but not including enhanced paving provided at project entry driveways.
- Planters, benches, bollards, and similar site furnishings provided as amenities in pedestrian areas, plazas or paths, or to complement or enhance living vegetation.
- Other non-living/hardscape features or enhancements required as a condition of approval or through the provisions contained in Chapter V (Design Guidelines) for the building site.

#### b. Landscaping Required

- (1) Ten percent of the net site area of a building site is required to be landscaped. For the purposes of this section, net site area is defined as the total area excluding, all parkway widths as identified in Table 6, all Intersection Enhancement Treatments identified in Section V.B.3 of this document, and any other public right-of-way or public easement.
- (2) Of the required landscaping (10% of net lot area), the proportion of living vegetation will generally be eighty percent (80%), and the proportion of hardscape and other non-living features twenty percent (20%). These proportions may be varied on a case-by-case basis, provided that the total landscaping is ten percent (10%) of the net site area.



- (3) A minimum of 15 trees per gross acre shall be provided at the following sizes and quantities:
- Ten percent (10%) at 36-inch box or larger (typically 12 to 14 feet in height with a 6 to 7 foot in spread);
  - Twenty-five percent (25%) at 24 inch box (typically 9 to 10 feet in height and 4 to 5 foot in spread);
  - Sixty-five percent (65%) at 15 gallon (typically 7 to 8 feet in height and 2 to 3 foot in spread).
  - A minimum of 10 trees per gross acre shall be provided for the planned regional shopping mall located in Planning Area "F", provided that all such trees shall have a minimum box size of 24 inches (typically 9 to 10 feet in height and 4 to 5 foot in spread).
  - The approximate distribution of trees throughout the site shall be as provided in Section V.B.4.c.

5. Outdoor Sales, Storage and Display Areas

- a. Outdoor storage areas shall not be located in the area between a primary structure and a public street, unless adequately screened from public view.
- b. Nurseries and garden supplies as identified by the land use types contained in Sections III.D.5.o and III.D.5.p need only be screened by an opaque material, wrought iron or other decorative fencing, or a combination of these materials. Outdoor storage for other uses shall be screened from view from public streets by a solid wall. The materials used for such screening shall be compatible with the materials of adjacent buildings as approved by the Community Development Director. Except for live plant materials, stacking of materials shall not exceed the height of the screen wall. Slatted chain link is not acceptable.
- c. The location of outdoor storage areas shall be limited to those areas so indicated on approved site plans.
- d. Except as specifically provided by Section III.D.5 (Land Use Definitions), outdoor sales and services shall only be permitted in conjunction with and as an integral part of a permitted use, and shall not be a primary use.



## 6. Screening of Mechanical Equipment

- a. All ground mounted mechanical equipment shall be screened from public view. Screening may be accomplished through the use of solid walls or fences, berming, dense landscaping, building mass, or a combination of these treatments.
- b. All roof mounted equipment, including satellite dishes, shall also be screened from adjacent streets. Screening of roof mounted equipment may be accomplished by the use of building mass and parapet walls. These provisions are intended to screen equipment from adjacent ground level streets and parking areas. Elevated views from State Highway 71 or hillside areas may be screened through painting of the equipment to match the roof color as approved by the Community Development director, except for satellite dishes which shall be fully screened from public view through the use of parapet walls and/or building massing.

## 7. Auto and Light Truck Repair – Minor, Special Standards

This section contains special standards that apply only to Auto and Light Truck Repair-Minor uses as defined in Sections III.D.5.g and III.D.5.h of this document.

- a. Entrances to service bays shall not directly face major arterial streets or be adjacent to Major Project Entries, unless adequately screened.
- b. All repair activities and operation shall be conducted entirely within an enclosed building.
- c. The premises shall be kept in a neat and orderly condition at all times, and all improvements shall be maintained in a condition of good repair and appearance. No used or discarded automotive parts or equipment or permanently disabled, junked, or wrecked vehicles may be stored outside the main building.
- d. No overnight parking of vehicles to be repaired shall be permitted except within a fully enclosed building.

## 8. Automotive Service Stations, Special Standards

This section contains special standards that apply only to Automotive Service Stations, including service stations that also have mini-marts.

- a. A maximum total of four (4) automotive service stations shall be permitted within the boundaries of Amendment No. 7. Two (2) of the four (4) permitted automotive service stations may be located at a corner of the intersection of Pipeline Avenue and



Edison/Grand Avenue. A maximum of two (2) of these automotive service stations may be located, free-standing, along Edison/Grand Avenue west of Pipeline Avenue, except that a maximum of three (3) are permitted if one of the stations is incorporated into an approved use such as a full service car wash.

- b. Fuel pumps shall be placed a minimum of thirty feet (30') from any property line.
- c. Service stations located at a corner of the intersection of Edison/Grand Avenue and Pipeline Avenue shall be designed such that buildings and fuel pumps orient away from public streets. Service stations at other locations may have a traditional orientation, facing street(s). Landscaping shall be provided to soften areas at fuel pump islands, building walls and along perimeters. In no case shall service bay doors, if any, directly face a public street.
- d. All underground storage tanks shall be approved by the Chino Valley Fire Protection District and the San Bernardino County Environmental Health Services Department prior to installation, and shall include required anti-spillage and monitoring devices.
- e. Canopies over gasoline pumps shall be placed a minimum of twenty feet (20') from any property line.
- f. No more than one driveway is permitted for each street frontage. Driveways shall have a maximum width of thirty-five (35) feet.
- g. Driveways shall be located a minimum of fifty feet (50') from street intersections, measured from the end of the curb return.
- h. Service bays and wash racks shall be within enclosed buildings.
- i. Each service station shall provide restroom facilities accessible to customers, including physically disabled persons, when the station is open to the public. In addition, air and water pumps shall be provided.
- j. Adequate lighting shall be provided for all parking areas and pedestrian walkways.
- k. Repair and service activities shall be conducted entirely within an enclosed service building except for:
  - Dispensing of petroleum products, water and air.
  - Replacement service activities such as wiper blades, fuses, radiator caps, and lamps.



- Other minor repair work typically taking less than one hour to perform.
- l. The premises shall be kept in a neat and orderly condition at all times, and all improvements shall be maintained in a condition of good repair and appearance. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles may be stored outside the main building.
- m. **Vehicle Parking**
  - Vehicles shall not be parked on the premises other than in designated parking spaces.
  - No overnight parking of vehicles to be repaired shall be permitted except for vehicles within a fully enclosed building. An exception to this requirement is when an inoperable vehicle is towed to the automotive service station. In this case, the vehicle may remain at the station for 24 hours.
- n. When a mini-mart is operated in conjunction with an automotive service station, the entrance to the mini-mart area shall remain clear and unobstructed. The parking of vehicles in front of the entrance shall not be permitted and such area shall be clearly marked as a no parking area.
- o. Loading facilities to serve mini-marts operated in conjunction with service stations shall be located such that they do not block or restrict the main circulation drives on site.
- p. Towing operations incidental to an automotive service station may be permitted, provided that tow trucks on site are parked within designated parking spaces. Such spaces shall be located to the rear of the property and shall be clearly identified on submitted plot plans.

#### 9. Drive-Through Restaurants, Special Standards

This section contains special standards that apply only to drive-through restaurants.

- a. Within the boundaries of Amendment No. 7, a maximum combined total of seven (7) drive-through restaurants are permitted. A maximum of three (3) of these drive-through restaurants may be located fronting on Edison/Grand Avenue, and a maximum of four (4) may be located along Pipeline Avenue. If the Secondary Land Use Concept becomes effective, the number of drive-through restaurants permitted along Pipeline Avenue may be less.



- b. No more than two drive-through restaurants that take access off of the same street may be located directly adjacent to each other.
- c. Drive-through aisles shall be screened from view of public rights-of-way to a height of thirty inches (30"). Screening shall be by use of walls, earth berms, landscaping or a combination of these methods.
- d. All trash areas shall be enclosed and screened to a minimum of six feet (6') on four (4) sides from public view and shall have sub-drains installed where necessary to prevent drainage from the trash enclosure on to other portions of the site.
- e. Outdoor eating areas shall not be located directly adjacent to drive-through aisle queuing areas.
- f. Adequate space shall be provided in drive-through aisles to permit the queuing of five (5) automobiles.
- g. Driveways shall be located a minimum of fifty feet (50') from street intersections, measured from the end of the curb return.
- h. Driveways shall have a maximum width of thirty-five feet (35').
- i. Building architecture shall be consistent with the theme established for the shopping center in which the restaurant is located.

#### 10. Automotive Rental, Special Standards

This section contains special standards that apply only to uses defined by the Automotive Rental Land Use Type, Section III.D.5.i.

- a. All washing, rinsing, or hosing down of vehicles and of the property, storage of vehicles to be repaired, and repair of vehicles shall comply with applicable requirements for vehicle repair facilities which are contained in this document. All runoff shall be drained from the site in a controlled manner subject to the approval of the Engineering Division of the City of Chino.
- b. Vehicles to be rented shall only be stored or parked within designated parking areas.

### **B. REGIONAL COMMERCIAL AND COMMERCIAL MANUFACTURING STANDARDS**

#### 1. Minimum Lot Area

There is no minimum lot area.

#### 2. Maximum Building Coverage



- a. The maximum permitted coverage for commercial building footprints is twenty-seven percent (27%) of the net planning area. The total trip budget of the Environmental Impact Report for Amendment No. 7 shall control the maximum coverage for proposed uses.
- b. Sites developed as business park, office commercial uses and other uses besides commercial, may have a maximum building coverage of thirty-eight percent (38%) may be permitted if approved by the Planning Commission, provided the total trips estimated by the Amendment 7 EIR is not exceeded. This provision permits a higher building coverage factor for such uses because the trip generation rates that apply to these uses are lower than for commercial uses.
- c. Maximum coverage may be greater for an individual lot, provided that the applicable maximum coverage requirements are not exceeded for the planning area in which the lot is located.
- d. For the purposes of this section, net planning area is defined as the total area of a planning area, excluding all parkway widths as identified in Table 6, all intersection enhancement treatments identified in Section V.B.3 of this document, and any other public right-of-way or public easement.

### 3. Screening of Adjacent Industrial Areas

This section provides for increased land use compatibility between the Regional Commercial category and directly adjacent industrial areas. The provisions of this section apply to the boundaries of the Regional Commercial category in common with these industrial areas, except where the boundary abuts a public street.

- a. Buildings should back-on to industrial land use districts, wherever practical. The purpose of this provision is to utilize building mass to screen adjacent industrial uses from the Regional Commercial category.
- b. Where building screening in the Regional Commercial category is not provided, a landscape treatment shall be provided along the boundary, a minimum of five feet (5') in width. Specific planting concepts to be utilized shall be determined during the Master Site Approval process. Instead of the five foot (5') wide landscape treatment, a six foot solid wall may be provided.
- c. If deemed necessary, a decorative fence/wall or a landscaping treatment shall be provided along common property lines to provide a physical separation between commercial and industrial uses. If a wall is provided that is visible from the public, the wall shall have a decorative treatment.



#### 4. Trash Storage

Refuse storage and disposal areas shall be provided within trash enclosures which are screened on at least three sides from public view by a solid wall, not less than six feet (6') in height, with the fourth side consisting of a solid metal gate, painted to match or coordinate with the building (slatted chain link is not acceptable.)

Trash storage areas shall be located at the rear of buildings, where practical. Where trash enclosure walls are visible to public view, such walls shall be of similar or complementary finish and color to the building architecture. Trash areas visible to the public shall also be provided with a trellis over the top of the trash enclosure to provide further screening. Solid or opaque roof structures are not required for trash enclosures.

#### 5. Loading Area Requirements

- a. Loading areas shall be designed to provide for backing and maneuvering on site and not from or within a public street.
- b. Trucks parked in a loading area shall not encroach into parking stalls or building setbacks from public streets that are required by Section IV.A.2 of this document. Parked trucks unloading or loading materials shall not block drive aisles.
- c. Direct loading or unloading from a public street shall not be permitted.
- d. Any screening that is required in accordance with Section IV.B.5 may be accomplished by a solid wall, landscaping, berming, building massing, decorative fencing or a combination of these screening methods as approved by the Community Development Director.
- e. Loading docks and doors shall only be permitted within side or rear yard areas not facing a public street, unless adequately screened from public view.
- f. Screen walls and wing walls visible from public view shall either be of a material compatible with adjacent buildings, or shall be textured or painted to match such buildings.

### C. REGIONAL MALL OVERLAY STANDARDS

The Regional Mall Overlay is designed to accommodate a major regional shopping mall, including smaller peripheral buildings, comprising up to 1.375 million square feet of retail space. It is anticipated that the regional mall will be a two level structure developed in two phases, and containing up to five major department stores. This



section establishes site development requirements that apply only to the Regional Mall Overlay.

These requirements are in addition to the requirements contained in Section IV.A which apply to both the Regional Commercial category and the Regional Mall Overlay.

1. Maximum Gross Leasable Area

The maximum gross leasable area within the Regional Mall Overlay shall be 1,375,000 square feet.

2. Minimum Lot Area

There is no minimum lot area.

3. Trash Storage

Trash container areas shall be screened and unobtrusive. All waste materials shall be stored in an enclosed area, within closed containers, and shall be accessible to service vehicles.

4. Site Access

There will be at least four public entry points providing vehicular ingress and egress for the Regional Mall Overlay Area. More than four entry points may be needed based on final design.

5. Perimeter Drive

In order to facilitate access to the shopping mall, a perimeter drive will be around and/or through the mall and the mall parking area. The perimeter drive will be the primary component of the shopping mall's internal circulation. The perimeter drive will provide access to the parking areas that will serve the regional mall.

#### **D. SPECIAL SITE DEVELOPMENT STANDARDS FOR WAREHOUSE-INDUSTRIAL USES**

This section contains special site development standards that apply to warehouse buildings greater than 100,000 square feet in area, located in the Light Industrial designation and all heavy Commercial or Industrial located in the Commercial Manufacturing designation, applicable to those Land Use Types identified in the Land Use Matrix, Table 5. Other standards that apply to the Majestic Spectrum Specific Plan, as amended, in effect prior to the adoption of this Amendment. None of the standards contained in this section apply to any areas outside of Amendment No. 7.

1. Loading Doors

a. No loading doors shall face Edison/Grand Avenue.



b. Loading doors located on elevations facing Pipeline Avenue or Eucalyptus Avenue shall maintain the following setbacks:

- (1) 500 feet from the intersection of the centerlines of Pipeline and Schaefer Avenues, and Pipeline and Edison/Grand Avenues. This setback may be reduced for the Schaefer and Pipeline Avenue intersection to 350 feet provided additional screening treatments are provided to reduce the visibility of the loading doors from the intersection. The intent of these treatments is to provide a greater proportion of the required landscape tree material to be larger sizes according to the distributions and locations noted below:
  - Within a foot radius of the intersection, all trees other than street trees and parking lot trees (i.e., screening and accent trees) shall be provided according to the following sizes: 50% at 24" box, 25% at 36" box and 25% at 48" box. Generally, the quantity of trees in this area shall be consistent with the number of trees required per acre for the total site; and
  - An enhanced landscaping and screen wall treatment shall be provided adjacent to the site and front yard loading areas consisting of a screen wall to fully screen the doors and trucks, and a berm against the wall to reduce the exterior wall height to 7 feet maximum. Specimen-size trees and shrub plantings shall be located at or near the top of the berm.
- (2) 300 feet from the intersection of the centerlines of Pipeline and Eucalyptus Avenues. Additional screening treatments shall be included, such as the provision of wing/screen walls, and/or corner building enhancements (i.e., articulated office elements facing Eucalyptus Avenue).
- (3) 150 feet from the ultimate curb face of Pipeline Avenue.
- (4) 150 feet from the ultimate curb face of Eucalyptus Avenue.

## 2. Building Setbacks For Warehouse Buildings

These building setbacks apply to elevations which face Pipeline Avenue, Edison/Grand Avenue or Eucalyptus Avenue, and are measured from the ultimate curb face of these streets. These setbacks apply to buildings only. In addition to these setbacks, regulations in Section IV.D.1 specify provisions regulating the location of loading doors.



| Building Height                         | Building Setback                                         |
|-----------------------------------------|----------------------------------------------------------|
| 35'                                     | 52'                                                      |
| Greater than 35' up to a Maximum of 48' | 57'                                                      |
| Greater than 48'                        | 57' plus 100 percent of building height greater than 48' |

### 3. Landscape Setbacks and Perimeter Walls

This section establishes requirements for landscape setbacks and perimeter walls for large warehouse buildings. Landscape setbacks shall be measured from the ultimate face of the curb, and include sidewalks and landscaping provided as streetscape treatments, within the applicable street parkway width as identified in Table 6 of Section IV.A.2.

#### a. Building Elevations with Loading Doors Facing Public Streets

- (1) Building elevations with loading doors facing Pipeline Avenue or Eucalyptus Avenue shall include perimeter screen walls immediately adjacent to landscape setbacks required by this section. Such walls shall be a minimum of six feet (6') in height.
- (2) The height of the perimeter screen wall measured on the interior side of the wall may be greater than eight feet (8'). However, the exterior wall height of the perimeter screen wall shall be visually reduced to a maximum of eight feet (8') through the use of landscape berms and/or retaining walls to facilitate a 2-to-3-foot grade difference between the interior base of the wall and the street.
- (3) The required landscape setback for perimeter screen walls with an exterior height of six feet (6') shall be provided as follows:
  - At the northeast corner of Edison/Grand Avenue and Pipeline Avenue, a 35-foot (47 feet including the parkway) landscape setback shall be maintained for a distance of 300 feet from the Pipeline and Edison/Grand Avenue intersections, measured from the end of the intersection curb return along the length of the street. A 30-foot (42 feet including the parkway) landscape setback shall be maintained along the remainder of the property frontage.
  - At the southeast corner of Edison/Grand Avenue and Pipeline Avenue, a 35-foot landscape setback shall be maintained along the entire property frontage.



The required landscape setback for perimeter screen walls with an exterior height greater than six feet (6') shall be increased by an additional five (5) feet for each additional foot in height, up to a maximum wall height of eight feet (8').

- (4) Insets for the screen wall, a minimum of four feet (4') in depth, shall be provided for the wall at 35-40 foot intervals along the street frontage. The wall may encroach into the landscape setback a maximum of four feet (4') for the insets, provided that the required minimum setback is maintained as an average.
- (5) A line of sight study shall be required to ensure that the full height of trucks within parking areas and the building's loading doors will be screened from vehicles traveling along any portion of a public street.
- (6) The design of the perimeter wall shall be compatible with the building, utilizing similar materials and treatments.

b. Elevations without Loading Doors Facing Public Streets

A minimum landscape setback of forty-two feet (42') shall be required for a distance of 200 feet from street intersections, measured from the end of the intersection curb return along the length of the street. A minimum landscape setback of thirty-two feet (32') shall be maintained for other building frontages along public streets.

c. Typical Landscaping

Approximately fifteen (15) trees per gross acre shall be provided at the following sizes and quantities:

- 10% at 36-inch box or larger (typically 12-14 feet in height with a 6-7 feet spread);
- 25% at 24-inch box (typically 9-10 feet height and 4-5 feet in spread); and
- 65% at 15-gallon (typically 7-8 feet in height and 2-3 feet in spread).

This standard will be applied on a project specific basis. The overall quantities and sizes may be varied due to building height and setback, amount of landscape area along the street frontage, and extent of textural and building articulation on building elevations visible from the street.



## 4. Building Design

- a. Office elements within the building shall be emphasized with building treatment/articulation (e.g. separate roof element, elevated parapet height, expansive window area, column features where applicable, insets, pop-outs, etc.) For buildings located at the intersection of Pipeline and Edison/Grand Avenues, and the intersection of Pipeline and Eucalyptus Avenues, office elements included shall be oriented toward Edison/Grand Avenue and Eucalyptus Avenue, respectively.
- b. Building walls facing streets shall be articulated and include texture treatment through the use of sandblasted, fluted, or integral colored concrete and insets.

## 5. Site Development

- a. Two (2) parking plans will be approved indicating parking for a warehouse use and a manufacturing use. At the time of site development, if the building is for speculative use, parking (vehicular and truck) for a warehouse use shall be provided. Additional landscaping shall be provided in-lieu of the increased parking required for a manufacturing use.
- a. Site access points will be reviewed for the purpose of identifying potential truck traffic conflicts on-site and with nearby commercial uses.
- c. Outdoor Storage
  - Outdoor storage shall be completely screened from public view through the use of building walls, decorative screen walls, landscaped berms/mounding, or a combination thereof. Items stored outside within one hundred feet (100') of a public street shall be stacked no higher than six feet (6').
  - Combustible materials stored outside shall be placed no closer than twenty feet (20') from any property line, and a minimum twenty feet (20') wide clear access drive shall be provided to the rear of the property to permit free access of fire trucks or any other safety vehicles at any time.
  - No materials or waste stored outside shall be deposited on the subject property in such form or manner that may be transferred off the lot by natural causes or forces (i.e., storm water runoff, wind, etc.) All waste material shall be stored in an enclosed area, accessible to service vehicles.
- d. Site design shall consider employee amenity areas such as tables, seating areas and shade trees, etc.



## E. SPECIAL STANDARDS FOR TRANSITIONAL USES

This section contains special site development standards that apply to Transitional Uses, as identified in the Land Use Matrix (Table 5), which would become effective in the event that the Secondary Land Use Concept is enacted. Non-transitional uses which can be located within a transitional area under the Secondary Land Use Concept are not affected by this section, and are required to comply with Sections IV.A and IV.B.

### 1. Building Setbacks

- a. Building setbacks shall be measured from the ultimate face of the curb to the building wall, or from the rear property line, as applicable.
- b. Buildings thirty-five feet (35') or less in height shall be set back thirty-five feet (35') from all streets. Buildings greater than thirty-five feet (35') in height shall be set back at a distance equal to one-hundred percent (100%) of the building height.
- c. The rear of buildings shall be set back ten feet (10') from property lines, measured from the building wall to the property line.

### 2. Landscape Setbacks

- a. A landscape setback of thirty feet (30') shall be provided from all streets. Such setback shall be measured from the ultimate curb face of the street, and includes the area encompassed by sidewalks and landscaping provided within the parkway width as identified in Table 6 of Section IV.A.2.
- b. Approximately fifteen (15) trees per gross acre shall be provided at the following sizes and quantities:
  - 10% at 36-inch box or larger (typically 12-14 feet in height with a 6-7 feet spread);
  - 25% at 24-inch box (typically 9-10 feet height and 4-5 feet in spread); and
  - 65% at 15-gallon (typically 7-8 feet in height and 2-3 feet in spread).

These quantities may be applied on a project specific basis. The overall quantities and sizes may be varied due to building height and setback, amount of landscape area along the street frontage, and extent of textural and building articulation on building elevations visible from the street.



3. Loading and Outdoor Storage
  - a. All loading areas shall be fully screened from the street.
  - b. Outdoor storage shall be limited and shall be fully screened.

## F. SIGN STANDARDS

### 1. Purpose and Intent

The purpose of this section is to establish standards for the regulation of exterior signs within the Regional Commercial category and the Regional Mall Overlay. This section contains separate sign requirements for development within the Regional Commercial area and the Regional Mall Overlay. This section also contains several provisions which apply to both the Regional Commercial category and the Regional Mall Overlay. Signage for Light Industrial designated areas within Amendment No. 7 shall comply with the provisions the adopted Industrial Sign Program for the Majestic Spectrum Specific Plan.

### 2. General Requirements

- a. Except as otherwise specified herein, signage for uses within the Regional Commercial category and the Regional Mall Overlay shall be in accordance with the City's adopted sign ordinance, which is adopted by reference as part of this section.
- b. No freestanding sign, except for the purposes of safety or to direct traffic, shall be permitted closer than one foot (1') behind the width of the street parkway as identified by Section IV.A.2.
- c. No freestanding sign shall cause a visual obstruction within a driveway corner cutoff, in accordance with Section 20.48.030(C) of the Chino Municipal Code and as determined by the City Engineer.
- d. Except as permitted herein, any illuminated sign or lighting device shall employ only lights emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating, or moving lighting or lights, except for time and temperature signs, and public service message boards. In no event shall an illuminated sign or light device be so placed or so directed upon a public street, highway, sidewalk or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance.
- e. All illuminated building wall/fascia signs shall be internally illuminated channel letters or halo lit letters as defined under Sections IV.F.3.a and IV.F.3.c.



- f. Banners or theme flags are permitted provided that they do not contain the names, logos, or trademarks of businesses or other advertising. Any such banners or flags that are provided for individual businesses, rather than for an entire center, are subject to the approval of the Community Development Department.
- g. Temporary window signage for leasing or special or seasonal sales or promotions shall be limited to a maximum of twenty-five percent (25%) of the window area per elevation. All such signs shall be professionally prepared. No window painting shall be permitted.

### 3. Definitions

- a. Halo Lit Letters – Opaque letters with internal luminous tubing, mounted a few inches off the face of a building. Illumination falls only on building surface immediately adjacent to letter, creating a halo effect.
- b. Sign Height – Sign Height refers to the height of a sign, measured from the highest adjacent grade to the highest part of the sign copy area, excluding sign ornamentation and architectural enhancements.
- c. Internally Illuminated Channel Letters – Signs with lighting enclosed within the sign or individual sign letters. Illumination is provided directly through the sign face which is made of translucent plexiglass or similar materials. Sign letters may be individually lit or may have a common internal light source.
- d. Sign Area – Sign area includes the sign copy area as defined in Section IV.F.3.e, and for freestanding signs, non-structural enhancements, ornamentation, or sign frames. Sign area excludes structures, uprights or supports. Non-structural column covers and trim designed to mask sign poles or pylons are also excluded from the sign area.
- e. Sign Copy Area – Sign copy area is the entire area within a single, continuous perimeter enclosing the extreme limits of words, letters, numbers, design, logos, or other representations, together with any other background material or color used to differentiate the sign from the background against which it is placed. Sign copy area does not include structures, uprights, or supports for the sign, and sign frames, or enhancements or ornamentation which do not directly identify or advertise an establishment, location, or otherwise provide information.
- f. Building Wall and Fascia Sign – One (1) sign only located on the building wall or fascia.



- g. Sign – Freestanding – Any non-movable sign not affixed to a building.
- h. Sign – Monument – A freestanding sign, other than a pole sign or pylon sign and which is incorporated as an integral part of a project's landscape design. All monument signs shall be of box-type construction, may be internally illuminated, and shall have a solid, continuous base as an integral part of the sign design. All internally illuminated sign faces shall have an opaque background.
- i. Sign – Pole – A freestanding sign, the support or upright of which has not received architectural enhancement.
- j. Sign – Pylon – A freestanding sign, the supports or uprights of which have received architectural enhancement.
- k. Street Oriented Tenants – Tenants in buildings with direct frontage to public rights-of-way for streets and within 75 feet from the face of the curb of a street. Street oriented tenants are typically smaller in size, and often are in freestanding buildings with only one tenant.
- l. Theater Marquee Sign – Internally illuminated box-type sign having electronic letters or a raceway to attach letters, used to advertise events held at a theater. Such sign may be an electronic sign for the purpose of easily changing sign text. However, if an electronic sign is utilized, it shall be static and shall not include regularly moving, blinking, or flashing lights.

#### 4. Sign Approvals

Sign approvals and permit procedures shall be in accordance with Title 16 of the Chino Municipal Code. Permits and approvals may be applied for concurrently with applications for Master Site Approvals in accordance with Section VI.A of this document, or may be applied for separately.

#### 5. Sign Approval – Exemptions

The following signs do not require the approval of a sign permit.

- a. The American Flag and/or the Flag of the State of California.
- b. Signs that do not exceed one square foot in sign area erected for the convenience of the public, such as signs identifying restrooms, directional signs, public telephones, walkways, hours of operation, signs indicating whether an establishment is opened or closed, and similar features or facilities.



- c. Memorial or commemorative signs or tablets, names of buildings, and dates of erection, when cut into the surface or the façade of the building or when projecting not more than two inches.
- d. Traffic or other municipal signs (signs required by law), railroad crossing signs, legal notices, and such temporary emergency or non-advertising signs as may be authorized by the City Council.
- e. Signs of public utility companies, indicating danger or which serve as an aid to public safety, or which show the location of underground facilities or of public telephones.
- f. Newspaper stands, provided that the sign area does not exceed three (3) square feet.
- g. One real estate sign on any lot, provided that such sign is located entirely within the property that is for sale, is unlighted, does not exceed three (3) square feet in sign area, and is removed within fifteen (15) days after the close of escrow or after the rental or lease has been accomplished.
- h. Signs located in the interior of a building, or within an enclosed lobby, or atrium or court of any building or group of buildings, which signs are designated and located to be viewed exclusively by patrons.  
  
This provision includes menu signs for drive-through restaurants. Such signs are intended to be viewed by patrons, and shall not be designed to advertise the restaurant along street rights-of-way. Such signs shall be a maximum of six feet (6') in sign height, and sign copy area shall be a maximum of sixteen (16) square feet.
- i. Restaurant menus located at the main entry to the restaurant, not exceeding two square feet (2<sup>2</sup>) of sign area, placed at a maximum sign height of six feet (6'). Such signs shall not be self-illuminated, and may only be lit by external lighting, and shall be designed for view by pedestrians, only.

## 6. Prohibited Signs

Unless otherwise permitted by this Chapter, the following signs shall be prohibited within the Regional Commercial category and the Regional Mall Overlay.

- a. Wall signs located on the roof or projecting above the roofline of a building.
- b. Freestanding signs, except as provided in this document.



- c. Vehicles or other signs or devices in the public right-of-way when used as advertising devices or displays.
- d. Vehicles or other signs or devices not permitted by this section when used as advertising devices or displays.
- e. Signs on bus benches.
- f. Flashing, animated or portable signs.

#### 7. Signs for Office Buildings and Business Parks

Permanent signage for office buildings and development in a business park setting shall be consistent with provisions of Section 16.46.020 of Title 16 of the Chino Municipal Code which were in effect on the effective date of the adoption of Specific Plan Amendment No. 7 by the Chino City Council.

#### 8. Signs for Light Industrial and Manufacturing Uses

Signage for Light Industrial and Manufacturing uses shall be consistent with the provisions of the Industrial Sign Program for the Majestic Spectrum.

#### 9. Theater Signs

##### a. Freestanding Signs

- (1) One (1) freestanding sign which may be a theater marquee sign is permitted per theater or group of theaters which share a common ticket sales office.
- (2) Sign copy shall be limited to the name and corporate logo or trademark, and the names of motion pictures or other events which are either showing at the theater or which will be shown in the future.
- (3) The type of sign may be individual halo lit letters, or internally illuminated channel letters, or may be an electronic sign in order to more easily change the names of the theater attractions.
- (4) Freestanding theater marquee signs for buildings that are less than two hundred fifty feet (250') from the ultimate curb face of the nearest public street shall be reviewed and approved by the Planning Commission based on building orientation and visibility from the street.

In no case shall a freestanding sign for a theater be permitted in addition to the maximum number of freestanding signs permitted under Sections IV.F.16.a or IV.F.17.a, as applicable.



## b. Theater Building Wall/Fascia Signs

Theater Building Wall/Fascia Signs are permitted subject to the following provisions:

- (1) The maximum letter height for theater building wall signs shall be in accordance with either Section IV.F.16.b.1 or Section IV.F.17.b.1 of this document, as applicable.
- (2) One (1) wall sign is permitted. If no freestanding theater marquee sign is provided for the theater, the wall sign may be a theater marquee sign, provided for the purpose of advertising movies featured or other theater attractions. The sign may also include the name and/or the corporate logo or trademark of the theater.

The maximum sign copy area of this sign is two-hundred square feet (200<sup>21</sup>). Theater buildings may not have both a freestanding theater marquee sign and a theater marquee sign on the building wall.

- (3) If a theater is located within a single tenant, freestanding building and has more than one elevation that faces a public right-of-way or parking area, one additional wall sign is permitted, containing only the name and/or the corporate logo or trademark of the theater. The maximum sign copy area of this sign shall be 150 square feet (150<sup>21</sup>).
- (4) The type of sign may be individual halo lit letters, or internally illuminated channel letters, or may be an electronic sign or a theater marquee sign as defined in Section IV.F.3.k. If an electronic sign is utilized it will be a static sign and will not contain flashing or moving text or images.
- (5) Any theater located in the regional shopping mall planned in the Regional Mall Overlay Area may have such sign located on the exterior of the regional mall, including a theater marquee sign.

## c. Coming Attractions Wall Signs and Posters

Wall signs and posters displaying coming attractions are permitted. Such signs shall be limited to the theater entry area and box office, and shall have a maximum sign area of thirty square feet (30<sup>21</sup>) for each wall sign or poster case, for a maximum of four (4) areas. This provision does not regulate the placement of such signs within the interior of a theater.



## 10. Service Station Signage

Signs for automobile service station sites are permitted subject to the following limitations:

### a. Monument Signs

- (1) One (1) identification ground (monument) sign may be permitted along each street frontage, up to a maximum of two signs total. In no case shall there be more than one (1) such sign on each street frontage for each building site. One of the permitted signs may be located at the corner of two streets.
- (2) Monument signs may have a maximum of two sign faces.
- (3) The maximum sign copy area is thirty-five (35) square feet per sign face. Price information, if it is to be provided, must be incorporated into permitted monument signs.
- (4) The maximum vertical sign height to any portion of the sign structure is eight feet (8'), and the maximum horizontal length is ten feet (10') from edge to edge of the sign structure.
- (5) Signs provided shall be incorporated into the site's landscaping.

### b. Canopy Signs

- (1) Where a service station is located on a corner, a maximum of two (2) canopy signs are permitted in lieu of one (1) of the permitted monument signs. For stations with a mid-block location, a maximum of one (1) canopy sign is permitted in addition to the permitted monument sign.
- (2) Maximum sign copy area is twenty-five (25) square feet.
- (3) Sign copy shall be limited to identification of the company name and corporate logo.
- (4) Maximum letter height is eighteen inches (18").

### c. Building Wall/Fascia Signs

No sign attached to the building wall or fascia of the service station building shall be permitted, except as provided in Section IV.F.10.d, and except that a total of one such sign is permitted in



lieu of one monument sign as described in Section IV.F.10.a above. If a building wall or fascia sign is provided it shall comply with the following requirements:

- (1) Maximum sign copy area is thirty (30) square feet.
- (2) Maximum letter height is eighteen inches (18"), except that the maximum height for corporate trademarks or logos is two feet (2').
- (3) Sign copy shall be limited to identification of the station name and corporate logo or trademark.

d. Signage for Mini-Marts in Conjunction with Service Stations

If a mini-mart is provided in conjunction with an automotive service station, one (1) building wall/fascia sign is permitted in addition to other signage that is permitted for an automotive service station. The sign shall identify the mini-mart only, shall be located above the main entrance and is limited to a maximum fifteen (15) square feet total area.

11. Pedestrian Under-Canopy Signs

Under-canopy signs are intended to provide identification of tenants to pedestrians near building storefronts. Such signs shall be located under the canopy, perpendicular to the building storefront, and shall have a maximum sign area of three (3) square feet per sign face. Such signs shall have a maximum of two (2) faces.

12. Addresses

Building addresses shall face a building's primary street frontage, and shall be located near the upper right corner of such frontage.

Numerals delineating the address shall contrast with the background fascia of the building and have a consistent color throughout each individual planning area. Minimum numeral size shall be eight inches (8").

Smaller tenants shall have individual suite address designations placed above the entry door to each suite. The numerals shall be white and shall have a minimum height of six inches (6").

13. Parking Structure Signage

If a parking structure is proposed, signage for the parking structure shall be reviewed and approved by the Planning Commission.



## 14. Temporary Signs

- a. Temporary signs for marketing purposes and/or to advertise future construction on the site upon which the sign is located are permitted. Such signs shall not exceed a vertical sign height of twenty feet (20'), a horizontal length of twelve feet (12'), or a total sign area of one-hundred-sixty-eight (168) square feet per face.
- b. Temporary construction signs denoting the developer, architect, engineer or contractor placed on the premises where construction, repair or renovation is in progress. Such signs shall not exceed a vertical sign height of eight feet (8'), a horizontal length of eight feet (8'), or a total sign area of thirty-two (32) square feet.
- c. Temporary Leasing Signs, General – Temporary leasing signs advertising the sale, lease or rental of the property upon which the sign is located. Such signs shall not exceed a vertical sign height of eight feet (8'), a horizontal length of ten feet (10'), or a total sign area of thirty-two (32) square feet. Such signs shall be removed six (6) months from the date of installation. One extension of six (6) months may be granted by the Community Development Director. Additional extensions may be granted by the Planning Commission.
- d. Temporary Leasing Signs for the Regional Mall – Temporary leasing signs for the planned regional shopping mall to be located in Planning Area "F" shall be in accordance with Section IV.F.14.c above, except that such sign facing State Highway 71 may be a maximum sign area of 200 square feet, a maximum vertical sign height of 25 feet (25') and a maximum horizontal dimension of twenty feet (20'). Temporary leasing signs for the regional mall shall be removed six (6) months after the date of opening.
- e. Where applicable, all temporary leasing signs shall incorporate the logo of the center in which they are located.
- f. Special temporary signs such as, banners, flags in accordance with Section IV.F.2.f of this document, and balloons and window signs for special sales, grand openings or promotions are permitted. Such signs are permitted for a duration of two (2) weeks.

The maximum amount of time that special temporary signs are permitted for all sales or events held in a calendar year is eight weeks, per occupancy. Such signs shall be removed within 24 hours of the end of the event.

## 15. Electronic Message Boards

Electronic message boards limited to temperature and time displays may be permitted if approved by the Planning Commission.



## 16. Regional Commercial category, Permitted Signs and Standards

## a. Freestanding Signs

## (1) Freeway Identification Signs

There shall be only one freeway identification sign within the Regional Commercial category, which shall be located in Planning Area A. Sign area, logos and names of tenants are limited to the requirements below.

- (a) The maximum sign height shall be sixty-seven (67) feet.
- (b) The maximum sign copy area shall be six hundred (600) square feet per sign face.
- (c) The sign shall have a maximum of 7 logos which includes six (6) tenants from either Planning Area "A" or "B", and one (1) center identification on a maximum of two (2) sign faces.

## (2) Center Identification Signs

Center identification signs are intended to be located along street frontages or at major project entries within the Regional Commercial category, and to identify the name of the center(s) and the larger tenants within each planning area. The following criteria shall apply to center identification signs. The design of center identification signs shall be reviewed by the Planning Commission and shall be consistent with the requirements below.

- (a) The maximum sign copy area shall be 180 square feet per sign face.
- (b) The total sign area shall not exceed the sign copy area by more than two-hundred-fifty percent (250%).
- (c) Signs shall have a maximum of two (2) sign faces.
- (d) Each center identification sign is permitted to identify the center name and up to five (5) tenants within the center. A maximum of five (5) tenants may be identified on the sign.



(e) Each center identification sign shall reflect the architectural character of the center of which it is a part, and shall be designed to be architecturally compatible with other center identification signs within the Regional Commercial category.

(f) Sign Height and Number – Each of the four (4) planning areas in the Regional Commercial area have their own individual regulations regarding the maximum sign height and the number of center identification signs permitted per planning area. The individualized standards are established in order to address differences among the planning areas in terms of their location and size. One (1) additional center identification sign per planning area may be granted by the Planning Commission, based upon the findings that the property has exceptional depth and amount of street frontage, and the size of the center warrants and additional sign. Such request shall be made through the sign permit application process.

Planning Area A – One (1) center identification sign is permitted with a maximum sign height of twenty-five feet (25').

Planning Area B – A total of two (2) center identification signs are permitted. One sign shall front along Edison/Grand Avenue, and shall have a maximum sign height of twenty-five feet (25'). One sign fronting on Pipeline Avenue is permitted with a maximum sign height of twenty-five feet (25').

Planning Area D – A total of two center identification signs are permitted. The maximum sign height for each sign shall be twenty-five feet (25'). If the secondary land use concept becomes effective this planning area will be designated as Light Industrial, this provision will not apply, and signage will be regulated by the approved Industrial Sign Program for the Majestic Spectrum Specific Plan.

Planning Area E – No center identification pole or pylon signs are permitted. Instead, a



maximum of two (2) monument signs shall be permitted and may contain the name of a single tenant and/or the name of the center. One sign may be located fronting along Eucalyptus Avenue and one sign may be located fronting along Pipeline Avenue. Either of the two permitted monument signs may be located at the intersection of Eucalyptus Avenue and Pipeline Avenue. The monument signs can have a total of two faces, and shall have a maximum sign height of ten feet (10'), a maximum length of ten feet (10') and a maximum sign copy area of seventy-five (75) square feet per sign face.

(3) Monument Signs

Except as specifically provided in Section IV.F.16.a(2) (Center Identification Signs) or Section IV.F.10 (Automotive Service Station Signage) the following requirements shall apply to monument signs.

- (a) Monument signs are only permitted for street oriented tenants as defined in Section IV.F.3.d in single tenant, freestanding buildings with direct street frontage.
- (b) Monument signs are permitted for a maximum of seventy percent (70%) of the single tenant freestanding buildings located along a street frontage, rounded to the nearest whole number
- (c) Sign Height shall be a maximum of eight feet (8').
- (d) Horizontal sign length shall be a maximum of ten feet (10').
- (e) Sign copy area shall be a maximum of fifty (50) square feet per sign face.
- (f) No monument sign is permitted if a tenant has a building wall/fascia sign(s) on three elevations as provided in Section IV.F.16.b(3)(b) of this document.

(4) Freestanding Signs for Planning Area "F" Under the Secondary Land Use Concept



If secondary land uses become effective for Planning Area "F" (regional mall) in accordance with Section III.C.2, the standards regulating freestanding signs for the Regional Mall Overlay in Section IV.F.17.a shall remain in effect for Planning Area "F", except for freeway identification signs. Under the Secondary Land Use Concept, Planning Area "F" is permitted one (1) freeway identification sign, a maximum sign height of forty feet (40'), and with a maximum sign area of 200 square feet.

b. **Building Wall/Fascia Signs**

Building wall/fascia signs are permitted which identify the name and associated corporate logo of a business, subject to the provisions below.

(1) **Maximum Letter Sign Height and Sign Copy Area**

Maximum letter height and maximum sign copy area are determined based on the amount of gross leasable area of a tenant's business, with letter height and sign copy area increasing as the size of the tenant increases.

| <b>Building Square Footage</b> | <b>Maximum Letter Sign Height</b>                        | <b>Maximum Sign Copy Area*</b>            |
|--------------------------------|----------------------------------------------------------|-------------------------------------------|
| 45,000 or Greater              | Five Feet (5')<br>Six Feet (6') for Initial Capital/Logo | Two-hundred-twenty-five (225) Square Feet |
| 14,500 to 44,999               | Four Feet (4')<br>Five Feet (5') Initial Capital/Logo    | Two-hundred (200) Square Feet             |
| 10,000 to 14,499               | Three Feet (3')                                          | One-hundred-fifty (150) Square Feet       |
| 7,500 to 9,999                 | Thirty Inches (30")<br>36" for Initial Capital/Logo      | One-hundred-fifty (150) Square Feet       |
| 3,500 to 7,499                 | Thirty Inches (30")                                      | One-hundred-fifty (150) Square Feet       |
| 0 to 3,499                     | Two Feet (2')                                            | One-hundred-fifty (150) Square Feet       |

\* Sign area includes all front, rear and end cap building wall signs.

(2) **Maximum Sign Length**

The maximum sign length for building wall/fascia signs is seventy percent (70%) of the horizontal length of the building elevation or tenant space of the wall on which they are located.

(3) **Number of Building Wall/Fascia Signs Permitted**

(a) **In Line Tenants** – In-line tenants are permitted to have one building wall and fascia sign facing



- the public street and/or main parking lot or public entry. If the tenant space is located on an end cap position such that the tenant is at the end of the corner of a building, the tenant may have an additional building wall and fascia sign on the other elevation.
- (b) Street Oriented, Multi-Tenant Buildings – Street oriented multi-tenant buildings may have two building wall/fascia signs: one facing the street frontage, and one facing the interior parking or public entry of the center located at the public entry for the building. Street oriented tenants that have one or more street frontages may have a sign facing each public street up to a maximum of two signs, total.
  - (c) Street Oriented, Single Tenant Buildings – Street oriented, single tenant buildings may have one building wall and fascia sign per elevation up to a maximum of three elevations, provided that there is not a monument sign included in the signage for the building.
  - (d) All other tenants which are not addressed under Sections IV.F.16.b(3)(a) and (b) above may have one (1) building wall and fascia sign.
  - (e) All tenants that have a rear building elevation facing Pipeline Avenue shall be permitted to locate a sign on the rear building wall, with a maximum letter height of 30 inches (30") and a maximum sign area of 100 square feet.
- (4) Except as specifically permitted herein, sign copy is limited to the display of the business name and corporate logo or trademark. Additional signs that are consistent with the tenant's corporate trademark sign in all or nearly all of its retail locations (90% or greater) are permitted. Such signs shall be limited to a maximum of four (4) per tenant and shall be located directly adjacent to or beneath the primary sign. Letter height shall be a maximum of twelve inches (12") unless otherwise allowed by the Director of Community Development. The sign area of such signs shall be included in the maximum sign copy area permitted under Section IV.F.16.b(1).
- (5) Supermarkets, electronics and electrical appliance stores, home improvement centers and other similar uses may have additional signs. These signs shall only be



permitted in conjunction with a separate store entrance to identify an independent operation which is incidental to the primary/larger tenant. A maximum of two (2) such secondary signs are permitted per tenant. Letter height shall be a maximum of 18" (24" for capital/logo). The sign area of such signs shall be included in the maximum sign copy area permitted under Section IV.F.16.b(1). Signs of this type may be permitted for other uses if approved by the Planning Commission.

- (6) Signs identifying the location of specialized services or operations that are provided at a particular location within an establishment such as "installation," "auto service," "customer pick-up" etc. are permitted. Such signs shall have a maximum letter height of twelve inches (12") and shall have no internal illumination. The size of such signs shall be included in the maximum sign copy area permitted under Section IV.F.16.b(1).

- (7) Automotive service centers that are ancillary to and attached to a larger business (i.e., Sears, Costco, etc.) may have one building wall and fascia sign per building elevation for a maximum of two elevations. Signs shall face either a street or main parking lot. Such signs that face a main parking area shall be located over the public entry/service entry of the building. Maximum letter height shall be two feet. Automotive service centers which are ancillary to a larger business but are in a separate building shall, for the purposes of this section, be treated as though they are separate businesses for the purpose of determining building wall and fascia sign requirements.

## 17. Regional Mall Overlay, Sign Uses Permitted and Standards

This section contains standards for the regulation of freestanding and building wall/fascia sign requirements.

### a. Freestanding Signs

#### (1) Freeway Identification Signs

The purpose of this sign type is to identify the regional shopping mall from State Highway 71. The specific designs of freeway identification signs shall be reviewed by the Planning Commission, and shall be consistent with the provisions below.

- (a) A maximum of two (2) signs are permitted along the right-of-way of State Highway 71, provided that the sign copy is limited to the identification



of the regional mall. If two signs are provided, a maximum of two (2) sign faces are permitted for each sign. If one sign is provided, a maximum of four (4) sign faces are permitted.

- (b) There shall be a minimum 500 foot distance between freeway identification signs in the Regional Mall Overlay.
  - (c) The maximum sign height shall be seventy-five feet (75').
  - (d) The maximum sign copy area of each sign shall be six hundred (600) square feet.
- (2) Center Identification Signs

Center identification signs are intended to be located along street frontages to identify the regional shopping center. There are two sign types that are classified under this sign category: primary center identification signs and secondary center identification signs. These signs may be pylon signs or may be monument type signs. The requirements for each of these sign types is given below. The design of the center identification signs shall be reviewed by the Planning Commission.

(a) Primary Center Identification Signs

These signs are intended to identify the regional mall along the rights-of-way of Edison/Grand Avenue and Pipeline Avenue. Usually these signs will be located at the major vehicular entries into the regional mall, although they may be located elsewhere along a street frontage. The following criteria apply to these signs.

- i. A maximum of two (2) signs is permitted. One (1) sign is permitted along Edison/Grand Avenue, one (1) along Pipeline Avenue. One (1) of these signs may be located at the corner of the intersection of Edison/Grand Avenue and Pipeline Avenue.
- ii. The maximum sign height shall be 25 feet.



- iii. The maximum sign copy area of each sign shall be 360 square feet per sign face.
- iv. The total sign area shall not exceed the sign copy area by more than two hundred-fifty percent (250%).
- v. The architectural design of each primary center identification sign shall be reviewed by the Planning Commission as part of the Master Site Approval process in accordance with Section VI.A of this document.
- vi. Signs shall have a maximum of four (4) sign faces.
- vii. Each primary center identification sign shall reflect the architectural character of the regional shopping mall.

(b) Secondary Center Identification Signs

These signs identify the name of the regional mall along the rights-of-way of Edison/Grand Avenue and Pipeline Avenue. Usually these signs will be located at the secondary vehicular entries into the regional mall, although they may be located elsewhere along a street frontage. The following criteria apply to these signs.

- i. A total of two (2) secondary center identification signs is permitted. One (1) sign is permitted along Edison/Grand Avenue, and one (1) sign is permitted along Pipeline Avenue.
- ii. The maximum height shall be 15 feet (15').
- iii. The maximum sign copy area of each sign shall be 140 square feet per sign face.
- iv. The architectural design of each secondary center identification sign shall be reviewed by the Planning Commission as part of the Master Site Approval process in accordance with



Section VI.A of this document. However, the total sign area shall not exceed the sign copy area by more than two hundred-fifty percent (250%). This provision does not affect total permitted sign copy area which shall be the maximum area identified in Section IV.F.17.a(2)(b) above.

- v. Signs shall have a maximum of two (2) sign faces.
- vi. Each secondary center identification sign shall reflect the architectural character of the Regional Shopping Mall.

### (3) Monument Signs

Monument Signs shall be in accordance with the provisions of Section IV.F.16.a(3) of this document regarding monument signs in the Regional Commercial category.

### b. Building Wall/Fascia Signs

Building wall/fascia signs are permitted which identify a business. Separate standards are provided for tenants located in the main shopping mall, and for tenants located in individual, outlying buildings that are not attached to the regional mall.

#### (1) Building Wall/Fascia Signs – Regional Shopping Mall

This section provides the requirements for building wall/fascia signs for businesses located within the shopping mall, including anchor stores attached to the regional mall.

##### (a) Anchor Stores 50,000 Square Feet or Greater in Area

The following standards shall apply to any anchor store occupying 50,000 square feet or more of gross leasable area.

- i. One (1) wall sign per building elevation for each tenant up to a maximum of three building elevations.



ii. Type of sign shall be individual internally illuminated halo lit letters or channel letters, provided, however, that tenants may be permitted other forms of signage when they can demonstrate that the alternative is representative of their typical signage predominant in Southern California.

iii. Maximum height of letters shall be six feet (6'), except that the first letter of a word or abbreviation may be a maximum of eight feet (8') in height.

iv. The maximum sign area shall be five percent (5%) of the area of the building face on which the sign is located, up to a maximum of 225 square feet. Sign copy is limited to the display of the business name and trademark or corporate logo.

(b) Mall Tenants Less Than 50,000 Square Feet in Area

The following standards shall apply to tenants with less than 50,000 square feet of gross leasable area.

i. Except as otherwise permitted in this document, only those tenants located within the regional shopping mall which have their own public entrance or which are immediately adjacent to a public mall entrance are permitted to have one (1) building wall and fascia sign up to a total of four (4) signs for the entire mall.

ii. Maximum height of letters shall be three feet (3') for restaurant uses and two (2') feet for all other uses.

iii. The maximum sign copy area of a sign shall be five percent (5%) of the area of the tenant's building face on which the sign is located, up to a maximum of 100 square feet. Sign copy is limited to the display of the business name and trademark or corporate logo.



- iv. Type of sign shall be individual, internally illuminated or halo lit letters, or channel letters, although other forms of signage may be permitted when it can be demonstrated that the alternative is representative of their typical signage predominant in Southern California.

(2) Building Wall/Fascia Signs for Peripheral Buildings

This section applies to buildings located within the Regional Mall Overlay, but which are freestanding and not attached to the regional shopping mall. Building wall/fascia signs for these buildings shall be in accordance with the requirements of Section IV.F.16.b of this document.

(3) Building Wall/Fascia Signs for Automotive Service Centers

Automotive Service Centers that are ancillary to and attached to a larger business (i.e., Sears, Costco, etc.) may have one building wall and fascia sign per building elevation for a maximum of two elevations. Maximum letter height shall be two feet (2').

Automotive Service Centers which are ancillary to a larger business but are in a separate building shall, for the purposes of this section, be treated as though they are separate businesses for the purpose of determining building wall and fascia sign requirements.

## G. PARKING STANDARDS

This section establishes requirements for off-street parking within the Regional Commercial land use category and the Regional Mall Overlay. Parking requirement for Light Industrial designated areas shall be in accordance with the Chino Municipal Code. Except where noted, this section supersedes Chapter 20.46 of the City of Chino Zoning Ordinance.

1. Number of Spaces Required – Regional Mall Overlay

Automobile parking spaces shall be provided at the following rates for all uses. Additional parking spaces which exceed these minimum requirements are permitted as tenant needs require.

- a. Four (4) parking spaces per 1,000 square feet of gross leasable area (GLA) for developments with up to 300,000 square feet of GLA.



- b. 3.75 parking spaces per 1,000 square feet of gross leasable area for developments with over 300,000 square feet of GLA.

2. Number of Spaces Required – Regional Commercial category

Automobile parking spaces shall be provided at the following rates for all uses. Additional parking spaces which exceed these minimum requirements are permitted as tenant needs require.

- a. Unless otherwise required for specific types of land uses listed below, the following parking requirements shall apply for commercial uses:

- (1) Four (4) parking spaces per 1,000 square feet of gross leasable area (GLA) for developments with up to 300,000 square feet of GLA.
- (2) 3.75 parking spaces per 1,000 square feet of GLA for developments with over 300,000 square feet of GLA.

Parking space requirements for non-commercial uses which are not identified under Section IV.G.2 shall be parked in accordance with the requirements of Section 20.46.030(A) of the Chino Municipal Code.

- b. Bowling Alleys – Three (3) spaces for each lane, plus two (2) spaces per pool table, and one (1) space per 75 square feet of game arcade area.
- c. Health Clubs – One (1) space per 150 square feet of gross floor area.
- d. Miniature Golf Courses – Two (2) spaces for each hole plus requirements for additional uses.
- e. Skating Rinks, Ice or Roller – One space for each 750 square feet of gross leasable area, with a minimum of 25 spaces.
- f. Swimming Pool – One (1) space for each 100 square feet of water surface, plus one space for each employee, with a minimum of ten (10) spaces. Swimming pools operated as part of a hotel or motel shall not require any additional parking spaces beyond that required under Section IV.G.2.n below.
- g. Tennis, Handball and Racquetball Facilities – Three (3) spaces for each court plus requirements for additional uses. This provision does not apply to tennis, handball or racquetball facilities operated as part of a health club.



- h. Dental and Medical Clinics and Offices – One (1) parking space for each 250 square feet of gross leasable area.
- i. Auditoriums, Conference Centers, Churches – One (1) space for every three permanent seats. Eighteen (18) linear inches of bench shall be considered a seat.
- j. Theaters – One (1) space for every four (4) seats.
- k. Restaurants and Nightclubs – One (1) parking space for every 100 square feet of gross floor area.
- l. Fast Food Restaurant With Drive-Through Service – One (1) space for every 125 square feet of gross floor area.
- m. Automotive Service Stations – One (1) space for each employee in the largest shift plus one (1) space for each service bay.
- n. Motels/Hotels – One (1) space for each guest unit plus one (1) space per 125 square feet of banquet or assembly area.
- o. Professional and Administrative Offices, Financial Institutions – One (1) space for each 250 square feet of gross leasable area.

### 3. Aisle Widths

The minimum widths for one-way angles parking drive aisles shall be eighteen feet (18'). The minimum widths for two-way angles parking drive aisles shall be twenty-four feet (24'), except that parking bays which utilize ninety-degree parking shall have a minimum width of twenty-six feet (26').

Main drive aisles that are intended to provide for the overall internal circulation of a project shall have a minimum width of twenty-six feet (26').

### 4. Regular Parking Spaces

Regular parking spaces may be provided for all or a portion of a site.

Regular parking spaces shall have a minimum width of nine feet (9') and a minimum depth of eighteen feet (18').

Typical parking module dimensions for regular parking spaces are provided for illustrative purposes in Exhibits 10 and 11.

### 5. Compact Parking Spaces

A maximum of 25 percent (25%) of the total number of required parking spaces for a parking area may be compact spaces, provided that the remaining spaces are regular spaces.



Compact parking spaces shall have a minimum width of eight feet (8') and a minimum depth of fifteen feet (15').

Typical parking module dimensions for compact parking spaces are provided for illustrative purposes in Exhibits 12 and 13.

#### 6. Universal Parking Spaces

If universal parking spaces are utilized, all spaces within a project site must be universal.

Universal parking spaces shall have a minimum width of eight feet eight inches (8'8") and a minimum depth of eighteen feet (18').

Typical parking module dimensions for universal parking spaces are provided for illustrative purposes in Exhibits 14 and 15.

#### 7. Handicapped Parking

Provision of handicapped parking spaces shall be in compliance with the requirements of state law.

#### 8. Bicycle Parking

Bicycle racks shall be provided at the end of Major Project Entry Drive Aisles consistent with Section V.B.4.a(2).

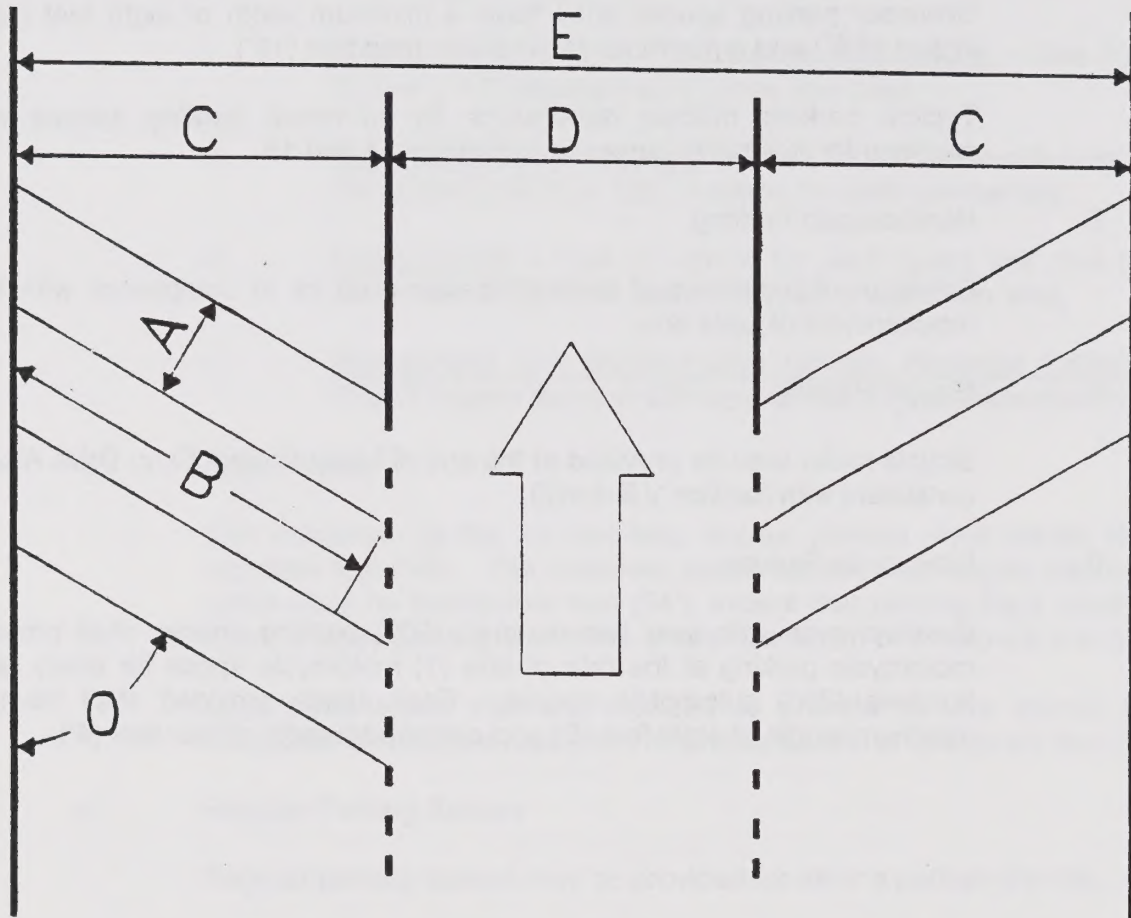
#### 9. Motorcycle Parking

Developments with over two hundred (200) parking spaces shall provide motorcycle parking at the rate of one (1) motorcycle space for every two-hundred (200) automobile spaces. Each space provided shall have a minimum length of eight feet (8') and a minimum width of four feet (4').



# TYPICAL PARKING MODULE LAYOUT ONE WAY REGULAR PARKING 9' X 18' STALLS

EXHIBIT 10

PARKING MODULE DIMENSIONS

| ANGLE | STALL<br>WIDTH<br>(A) | STALL<br>LENGTH<br>(B) | STALL<br>PROJECTION<br>(C) | AISLE<br>WIDTH<br>(D) | TYPICAL<br>MODULE<br>(E) |
|-------|-----------------------|------------------------|----------------------------|-----------------------|--------------------------|
| 0     | 9'                    | 18'                    | 8'                         | 18'                   | 36'                      |
| 0°    | 9'                    | 18'                    | 16'3"                      | 18'                   | 50'6"                    |
| 45°   | 9'                    | 18'                    | 18'                        | 18'                   | 54'                      |
| 60°   | 9'                    | 18'                    | 18'                        | 18'                   | 54'                      |

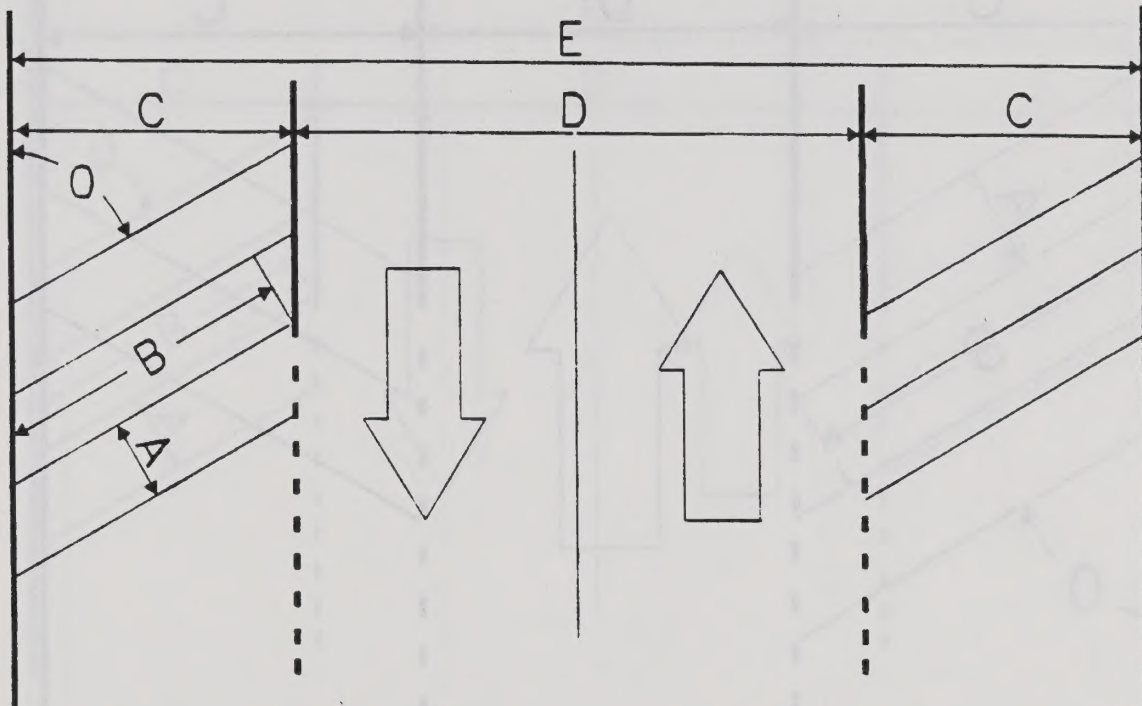


# TYPICAL PARKING MODULE LAYOUT

## TWO WAY REGULAR PARKING

### 9' X 18' STALLS

EXHIBIT 11

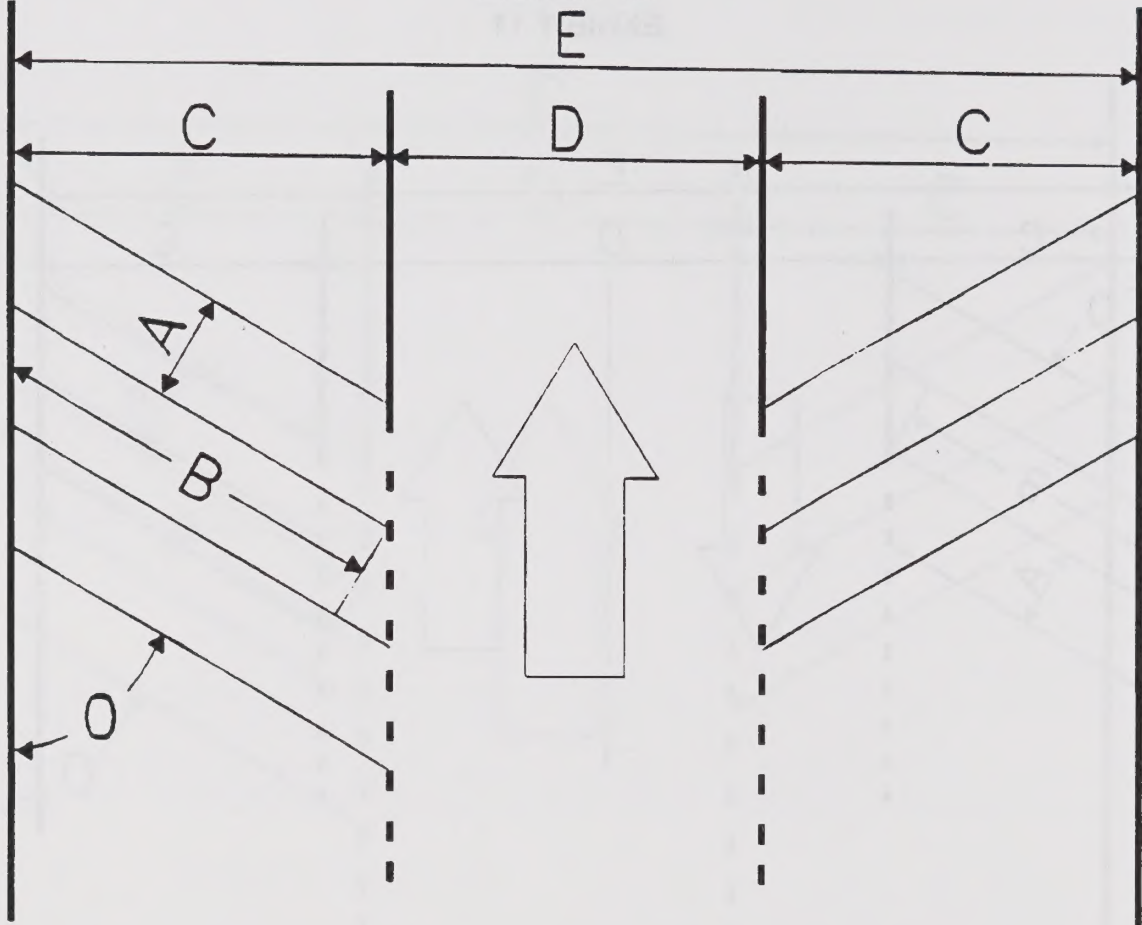
PARKING MODULE DIMENSIONS

| ANGLE | STALL<br>WIDTH<br>(A) | STALL<br>LENGTH<br>(B) | STALL<br>PROJECTION<br>(C) | AISLE<br>WIDTH<br>(D) | TYPICAL<br>MODULE<br>(E) |
|-------|-----------------------|------------------------|----------------------------|-----------------------|--------------------------|
| 0°    | 9'                    | 18'                    | 9'                         | 24'                   | 42'                      |
| 45°   | 9'                    | 18'                    | 16'3"                      | 24'                   | 56'6"                    |
| 60°   | 9'                    | 18'                    | 18'                        | 24'                   | 60'                      |
| 90°   | 9'                    | 18'                    | 18'                        | 26'                   | 62'                      |



# TYPICAL PARKING MODULE LAYOUT ONE WAY COMPACT PARKING 8' X 15' STALLS

EXHIBIT 12

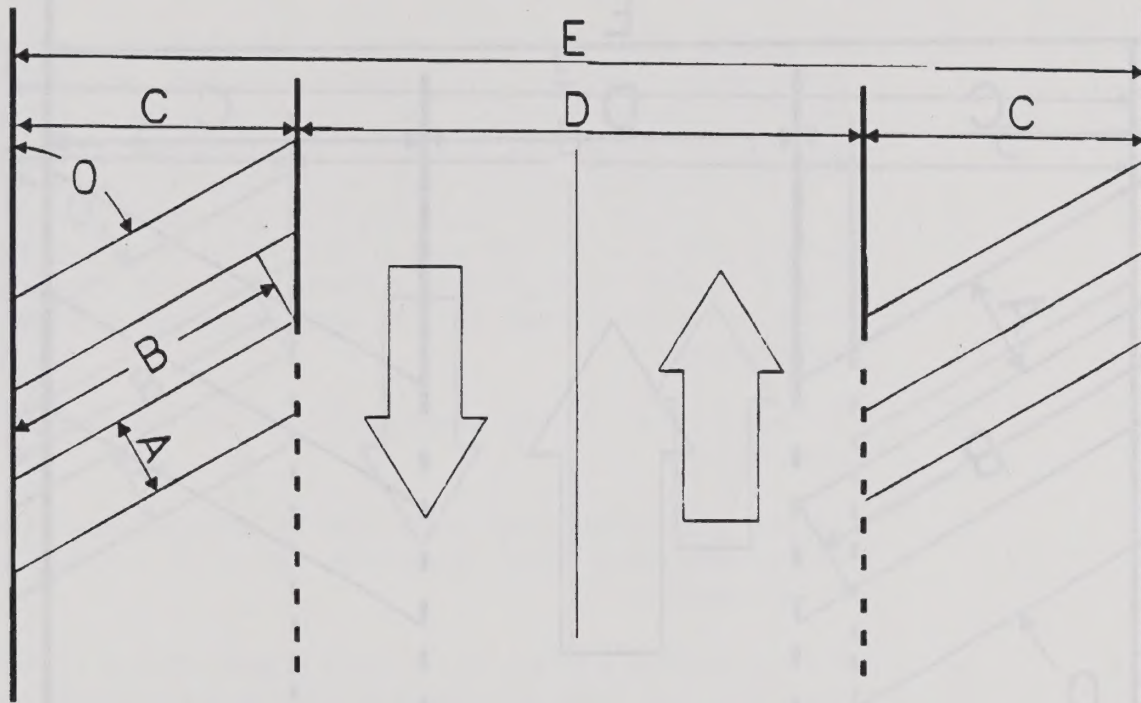
PARKING MODULE DIMENSIONS

| ANGLE | STALL<br>WIDTH<br>(A) | STALL<br>LENGTH<br>(B) | STALL<br>PROJECTION<br>(C) | AISLE<br>WIDTH<br>(D) | TYPICAL<br>MODULE<br>(E) |
|-------|-----------------------|------------------------|----------------------------|-----------------------|--------------------------|
| 0     | 8'                    | 15'                    | 8'                         | 18'                   | 33'                      |
| 0°    | 8'                    | 15'                    | 13'6"                      | 18'                   | 45'                      |
| 45°   | 8'                    | 15'                    | 15'                        | 18'                   | 48'                      |
| 60°   | 8'                    | 15'                    | 15'                        | 18'                   | 48'                      |



# TYPICAL PARKING MODULE LAYOUT TWO WAY COMPACT PARKING 8' X 15' STALLS

EXHIBIT 13

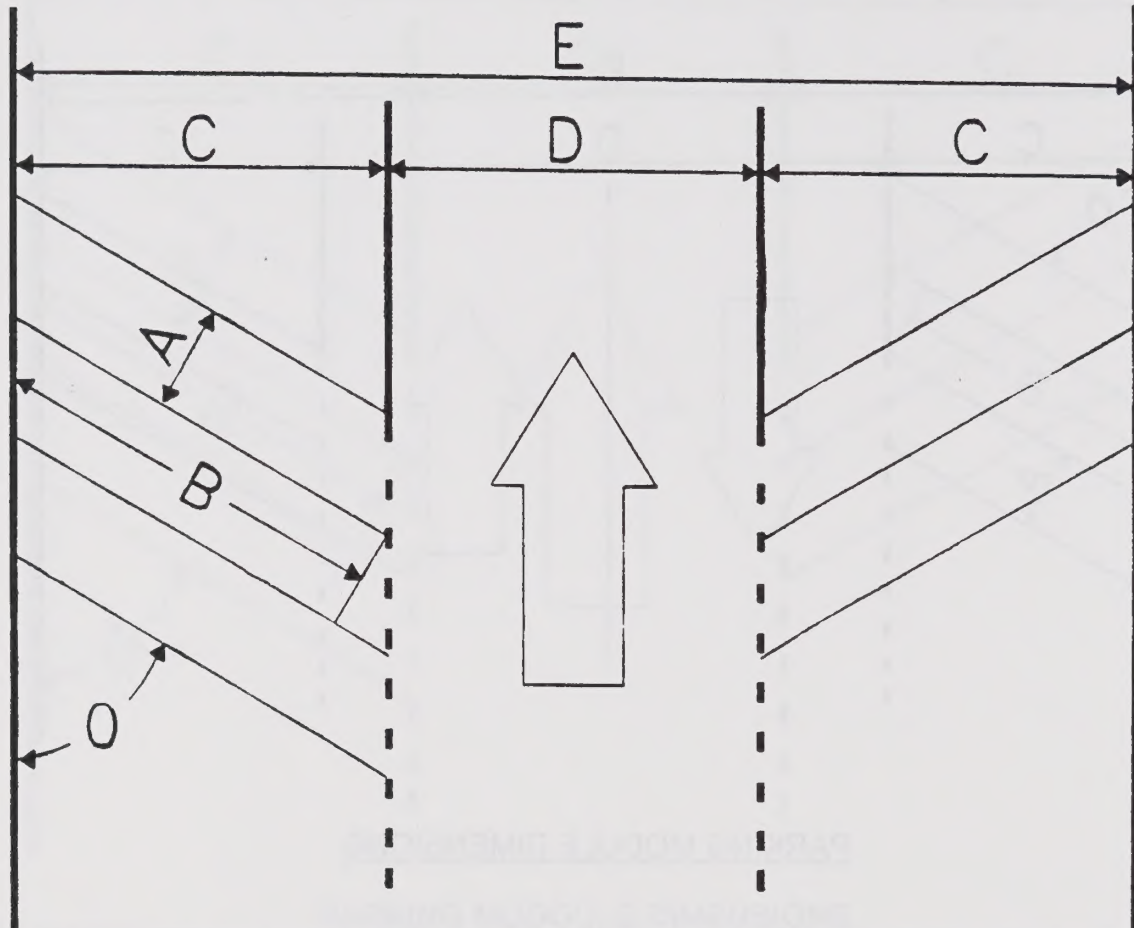
PARKING MODULE DIMENSIONS

| ANGLE | STALL<br>WIDTH<br>(A) | STALL<br>LENGTH<br>(B) | STALL<br>PROJECTION<br>(C) | AISLE<br>WIDTH<br>(D) | TYPICAL<br>MODULE<br>(E) |
|-------|-----------------------|------------------------|----------------------------|-----------------------|--------------------------|
| 0     | 8'                    | 15'                    | 8'                         | 24'                   | 40'                      |
| 0°    | 8'                    | 15'                    | 13'6"                      | 24'                   | 51'                      |
| 45°   | 8'                    | 15'                    | 15'                        | 24'                   | 54'                      |
| 60°   | 8'                    | 15'                    | 15'                        | 26'                   | 56'                      |
| 90°   | 8'                    | 15'                    | 15'                        | 26'                   | 56'                      |



# TYPICAL PARKING MODULE LAYOUT ONE WAY UNIVERSAL PARKING 8'8" X 18' STALLS

EXHIBIT 14

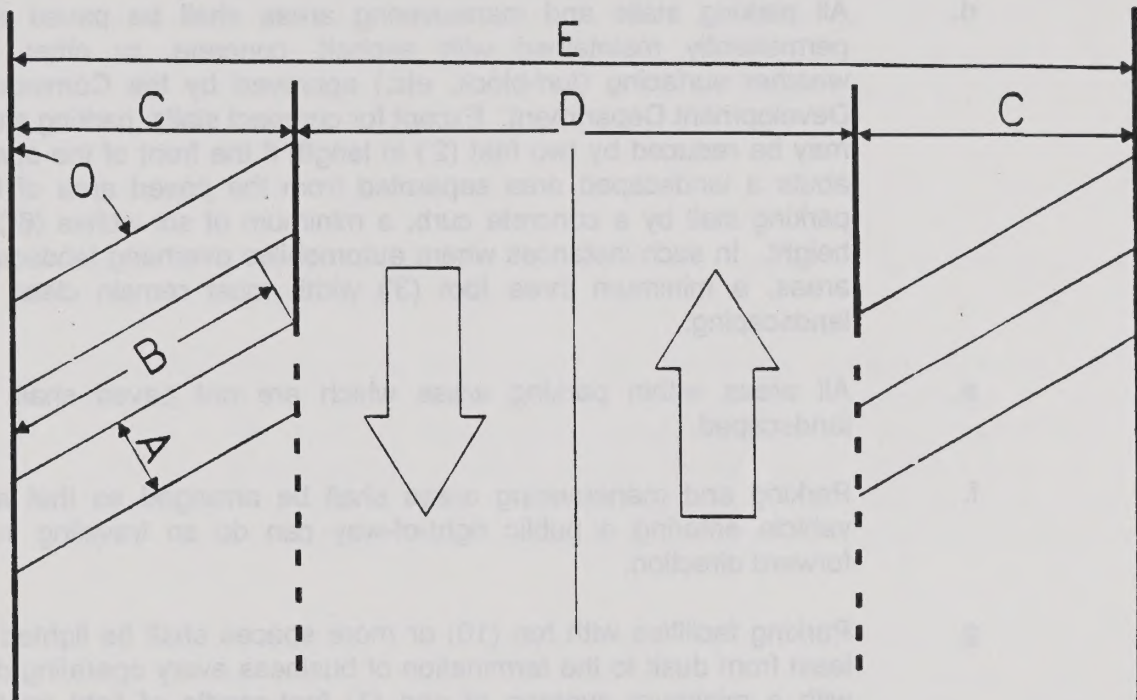
PARKING MODULE DIMENSIONS

| ANGLE | STALL<br>WIDTH<br>(A) | STALL<br>LENGTH<br>(B) | STALL<br>PROJECTION<br>(C) | AISLE<br>WIDTH<br>(D) | TYPICAL<br>MODULE<br>(E) |
|-------|-----------------------|------------------------|----------------------------|-----------------------|--------------------------|
| 0     | 8'8"                  | 18'                    | 8'8"                       | 18'                   | 35'4"                    |
| 0°    | 8'8"                  | 18'                    | 15'8"                      | 18'                   | 49'4"                    |
| 45°   | 8'8"                  | 18'                    | 18'                        | 18'                   | 54'                      |
| 60°   | 8'8"                  | 18'                    | 18'                        | 18'                   | 54'                      |



# TYPICAL PARKING MODULE LAYOUT TWO WAY UNIVERSAL PARKING 8'8" X 18' STALLS

EXHIBIT 15

PARKING MODULE DIMENSIONS

| ANGLE | STALL WIDTH<br>(A) | STALL LENGTH<br>(B) | STALL PROJECTION<br>(C) | AISLE WIDTH<br>(D) | TYPICAL MODULE<br>(E) |
|-------|--------------------|---------------------|-------------------------|--------------------|-----------------------|
| 0     | 8'8"               | 18'                 | 8'8"                    | 24'                | 41'4"                 |
| 0°    | 8'8"               | 18'                 | 8'8"                    | 24'                | 41'4"                 |
| 45°   | 8'8"               | 18'                 | 15'8"                   | 24'                | 55'4"                 |
| 60°   | 8'8"               | 18'                 | 18'                     | 24'                | 60'                   |
| 90°   | 8'8"               | 18'                 | 18'                     | 26'                | 62'                   |



## 10. Parking Facility Standards

- a. Concrete wheel stops or curbs not less than six inches (6") in height shall be provided in all parking spaces adjacent to walls, fences or public walkways.
- b. All parking stalls shall be clearly outlined on the surface of the parking facility or by any other permanent space designator (planters, trees, shrubs, etc.)
- c. All compact parking stalls shall be marked by double striping.
- d. All parking stalls and maneuvering areas shall be paved and permanently maintained with asphalt, concrete, or other all-weather surfacing (turf-block, etc.) approved by the Community Development Department. Except for compact stalls, parking stalls may be reduced by two feet (2') in length if the front of the space abuts a landscaped area separated from the paved area of the parking stall by a concrete curb, a minimum of six inches (6") in height. In such instances where automobiles overhang landscape areas, a minimum three foot (3') width must remain clear for landscaping.
- e. All areas within parking areas which are not paved shall be landscaped.
- f. Parking and maneuvering areas shall be arranged so that any vehicle entering a public right-of-way can do so traveling in a forward direction.
- g. Parking facilities with ten (10) or more spaces shall be lighted at least from dusk to the termination of business every operating day with a minimum average of one (1) foot-candle of light on the parking surface. Lighting shall be designed, arranged and installed so as to confine direct rays onto the premises and to direct light away from adjacent structures, premises or streets.
- h. Light poles shall have maximum heights as follows:
  - (1) Light poles located in the Regional Mall Overlay – 60 feet (60') in parking areas, and 40 feet (40') along major entry drive aisles.
  - (2) Light poles located in the Regional Commercial category – 30 feet (30').
- i. All aisles, approach lanes, and maneuvering areas shall be clearly marked to facilitate traffic movement.



## V. DESIGN GUIDELINES AND CONCEPTS

## 11. Shared Parking and Reductions in Parking

Shared parking and reductions in parking requirements shall be permitted in accordance with Section 20.46.030(B)(5) of the City of Chino Zoning Code.

## A. APPLICABILITY

The First Policy contained in Section V.B.1 applies to all planning areas of the Majestic Spectrum Specific Plan.

The other portions of this Chapter address design issues related to the planned Regional Commercial corridor which is the focus of Amendment No. 7. However, to provide continuity along streetfronts, certain portions of this Chapter also apply to Light Industrial-designated planning areas located along Highway 60. None of the provisions of this Chapter except Section V.B.1, which applies to the added areas included as part of Amendment No. 7, which are identified in Planning Areas "M," "P" and "R."

The following sections of this Chapter, including all subsections, apply to the Regional Mill Overlay, all Regional Commercial-designated planning areas, Light Industrial-designated Planning Area "C", and the Commercial-Manufacturing category included in Planning Area "D". All other design-related provisions applicable to the Light Industrial and General Industrial areas shall be in accordance with the requirements of the original Majestic Spectrum Specific Plan.

- Section V.B.2, Streetscape Treatments
- Section V.B.3, Streetscape Environment Treatments

The following sections of this Chapter, including all subsections, apply only to planning areas that are designated Regional Commercial or Regional Mill Overlay:

- Section V.B.4, Commercial Landscaping Concepts and Guidelines
- Section V.C, Commercial Site Planning Guidelines
- Section V.D, Commercial Architecture Guidelines







## **V. DESIGN GUIDELINES AND CONCEPTS**

This Chapter contains landscaping concepts and design guidelines for the Amendment No. 7 area. Topics addressed include streetscape and on-site landscaping concepts and guidelines; site planning guidelines; pedestrian areas; internal circulation, parking and loading guidelines; site lighting criteria; and architectural guidelines. This section establishes design parameters to ensure quality of design. The provisions contained in this section are often general in nature, in order to permit design flexibility, and to facilitate creativity in developing design concepts and solutions. These standards are distinguished from the provisions of Chapter 4 which establish specific and mandatory requirements for site development.

This section also contains requirements for the preparation of a Design Manual that will be developed as an implementation action for that portion of Amendment No. 7 designated as Regional Commercial or Regional Mall Overlay. The Design Manual will provide more detailed information regarding specific architectural designs to ensure the consistency of future phases with the first phase of development. A description of the Design Manual is provided in Section V.D.3.

### **A. APPLICABILITY**

The Plant Palette contained in Section V.B.1 applies to all planning areas of the Majestic Spectrum Specific Plan.

The other provisions of this Chapter address design issues related to the planned Regional Commercial complex which is the focus of Amendment No. 7. However, to provide continuity along streetscapes, certain provisions of this Chapter also apply to Light Industrial-designated planning areas located along Pipeline Avenue. None of the provisions of this Chapter except Section V.B.1 (Plant Palette) apply to the added areas, included as part of Amendment No. 7, which are contained in Planning Areas "H", "I" and "K".

The following sections of this Chapter, including all sub-sections, apply to the Regional Mall Overlay, all Regional Commercial designated planning areas, Light Industrial designated Planning Area "C", and the Commercial-Manufacturing category included in Planning Area "D". All other design related provisions applicable to the Light Industrial and General Industrial areas shall be in accordance with the requirements of the original Majestic Spectrum Specific Plan.

- Section V.B.2, Streetscape Treatments
- Section V.B.3, Intersection Enhancement Treatments

The following sections of this Chapter, including all subsections, apply only to planning areas that are designated Regional Commercial or Regional Mall Overlay.

- Section V.B.4, Commercial Landscaping Concepts and Guidelines
- Section V.C, Commercial Site Planning Guidelines
- Section V.D, Commercial Architecture Guidelines



## B. LANDSCAPING

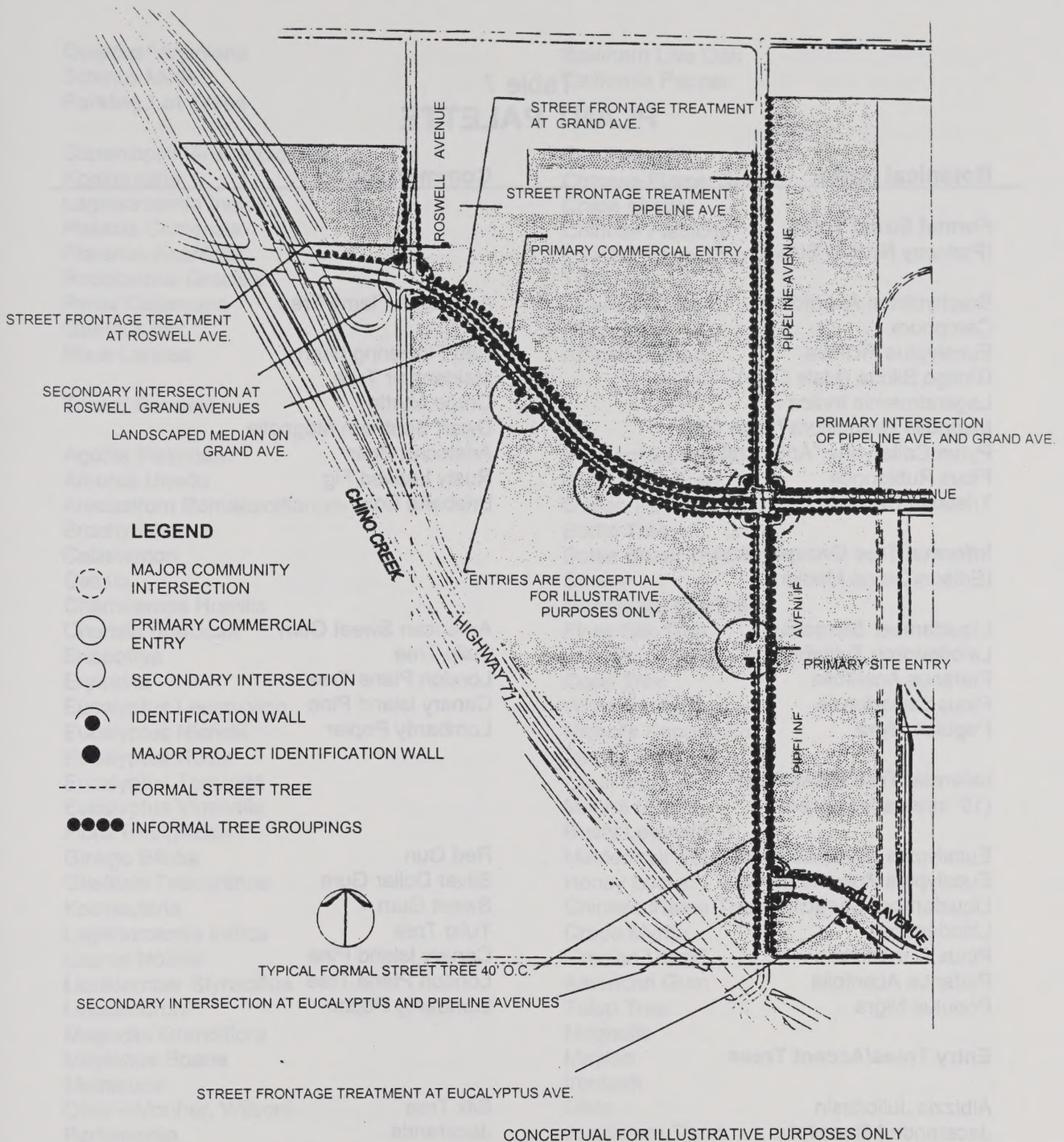
This section establishes landscape guidelines and concepts for the Addendum. The Master Landscape Concept, depicted in Exhibit 16, delineates the major landscape and pedestrian circulation areas within the Addendum. The streetscape treatments along Edison/Grand Avenue, Pipeline Avenue, Roswell Avenue and Eucalyptus Avenue will provide a unifying landscape element among the planning areas. The intersection enhancement treatments at Pipeline Avenue and Edison/Grand Avenue, Roswell Avenue and Edison/Grand Avenue, and Eucalyptus Avenue and Pipeline Avenue, combined with the landscaped median along Edison/Grand Avenue, provide for a sense of arrival into the Regional Commercial Area.

### 1. Plant Palette

The plant palette identified in Table 7 applies to all planning areas of the Majestic Spectrum Specific Plan. Emphasized within the plant palette are “water wise” and native species which generally do not use excessive amounts of water. Trees contained in the plant palette are divided into separate categories, dependent on how they will be used in the various landscape treatments described in this Chapter. For example, if “Formal Street Trees” are referenced in the text, the trees listed under the heading in the plant palette are those that can be used in the treatment. Also included is a “General Trees” category. Trees from this category may be used for any of the other tree classifications (eg. formal street trees, entry accent trees, etc.) if requested by the applicant, and approved by the Chino Planning Department. The actual species of trees that will be used for streetscape and public street intersection enhancement treatments will be identified by the Design Manual which is described in Section V.D.3.

Other plant material not included in the Plant Palette may be utilized at the request of the applicant, and if approved by the Community Development Department.





# MASTER LANDSCAPE CONCEPT

EXHIBIT 16



Table 7  
**PLANT PALETTE**

| <b>Botanical Name</b>                                    | <b>Common Name</b>      |
|----------------------------------------------------------|-------------------------|
| <b>Formal Street Trees</b><br>(Parkway Next to Street)   |                         |
| Brachychiton Acerifolius                                 | Australian Flame Tree   |
| Camphora                                                 | --                      |
| Eucalyptus Ficifolia                                     | Red Flowering Gum       |
| Ginkgo Biloba (Male Only)                                | Maidenhair Tree         |
| Lagerstroemia Indica                                     | Crape Myrtle            |
| Magnolia Grandiflora "Little Gem"                        | Dwarf Southern Magnolia |
| Pyrus Calleryana "Aristocrat"                            | Aristocrat Pear         |
| Ficus Rubignosa                                          | Rusty Leaved Fig        |
| Tristania Conferta                                       | Brisbane Box            |
| <b>Informal Tree Groupings</b><br>(Edison/Grand Median)  |                         |
| Liquidamber Styraciflua                                  | American Sweet Gum      |
| Liriodendron Tulipifera                                  | Tulip Tree              |
| Platanus Acerifolia                                      | London Plane Tree       |
| Pinus Canariensis                                        | Canary Island Pine      |
| Populus Nigra                                            | Lombardy Poplar         |
| <b>Informal Tree Groupings</b><br>(10' streetscape area) |                         |
| Eucalyptus Camaldulensis                                 | Red Gum                 |
| Eucalyptus Polyanthemus                                  | Silver Dollar Gum       |
| Liquidamber Styraciflua                                  | Sweet Gum               |
| Liriodendron                                             | Tulip Tree              |
| Pinus Canariensis                                        | Canary Island Pine      |
| Platanus Acerifolia                                      | London Plane Tree       |
| Populus Nigra                                            | Lombardy Poplar         |
| <b>Entry Trees/Accent Trees</b>                          |                         |
| Albizzia Julibrissin                                     | Silk Tree               |
| Jacaranda Mimosifolia                                    | Jacaranda               |
| Liquidamber Styraciflua                                  | American Sweet Gum      |
| Lagerstroemia Indica                                     | Crape Myrtle            |
| Platanus Acerifolia                                      | London Plane Tree       |
| Platanus Racemosa                                        | Sycamore                |
| Prunus c. "Krauter Vesuvius"                             | Purple Leaf Plum        |
| Quercus Agrifolia                                        | Coast Live Oak          |



Quercus Virginiana  
Schinus Molle  
**Parking Lot Trees**

Cupaniopsis Anacardioides  
Koelreuteria  
Lagerstroemia Indica  
Pistacia Chinensis  
Platanus Acerifolia  
Podocarpus Gracilior  
Pyrus Calleryana  
Quercus Ilex  
Rhus Lancea

**Trees, General**

Agonis Flexuosa  
Arbutus Unedo  
Arecastrum Romanzoffianum  
Brachychiton  
Callistemon  
Cassia  
Chamaerops Humilis  
Chorisia Speciosa  
Eriobotrya  
Erythrina  
Eucalyptus Leucoxylon  
Eucalyptus Nicholii  
Eucalyptus Rudis  
Eucalyptus Torquata  
Eucalyptus Viminalis  
Ficus Rubiginosa  
Ginkgo Biloba  
Gleditsia Triacanthos  
Koelreuteria  
Lagerstroemia Indica  
Laurus Nobilis  
Liquidamber Styraciflua  
Liriodendron  
Magnolia Grandiflora  
Maytenus Boaria  
Melaleuca  
Olea – Monher, Wilsoni  
Parkinsonia  
Phoenix Roebelenii  
Pinus Canariensis  
Pinus eldarica  
Pinus Halepensis  
Pistacia Chinensis  
Platanus Acerifolia

Southern Live Oak  
California Pepper

Carrotwood  
Chinese Flame Tree  
Crape Myrtle  
Chinese Pistache  
London Plane Tree  
Fern Pine  
Flowering Pear  
Holly Oak  
African Sumac

Peppermint Willow  
Strawberry Tree  
Queen Palm  
Bottle Tree  
Bottle Brush Tree  
Senna  
Mediterran Fan Palm  
Floss Silk Tree  
Loquat  
Coral Tree  
White Ironbark  
Nichol's Peppermint  
Desert Gum  
Coral Gum  
Manna Gum  
Rusty Leaved Fig  
Maidenhair Tree  
Honey Locust  
Chinese Flame Tree  
Crape Myrtle  
Grecian Laurel  
American Gum  
Tulup Tree  
Magnolia  
Mayten  
Ironbark  
Olive  
Jerusalem Thorn  
Pygmy Palm  
Canary Island Pine  
Mondel Pine  
Aleppo Pine  
Chinese Pistache  
London Plane Tree



Podocarpus Gracilior  
Prunus Cerasifera

Fern Pine  
Plum

**(Trees, General – cont'd.)**

Pyrus  
Quercus Agrifolia  
Quercus Ilex  
Quercus Virginiana  
Rhus Lancea  
Schinus Molle  
Schinus Terebinthifolius  
Tipuana Tipu  
Trachycarpus  
Tristania Conferta  
Ulmus Parvifolia – True Green  
Washingtonia

Pear  
Coast Live Oak  
Holly Oak  
Southern Live Oak  
African Sumac  
California Pepper  
Brazilian Pepper  
Tipu Tree  
Windmill Palm  
Brisbane Box  
Elm  
Fan Palm

**Shrubs**

Abelia Grandiflora  
Acacia Longifolia  
Agapanthus  
Agave  
Aloe  
Arborvitae  
Arbutus Compacta  
Artemisia  
Asparagus  
Bergenia  
Buxus  
Camellia  
Cistus  
Coleonema  
Convolvus Cneorum  
Crassula  
Dietes  
Dodonea Viscosa  
Echium Fastuosum  
Elaeagnus  
Escallonia 'Fradesii'  
Escallonia Rubra  
Euonymus Japonica  
Grevillea  
Hemerocallis  
Heteromeles  
Heuchera  
Hydrangea  
Ilex  
Jasminium

Abelia  
Sydney Golden Wattle  
Lily of the Nile  
--  
--  
Arborvite  
Strawberry  
--  
Asparagus  
--  
Boxwood  
Camellia  
Rockrose  
Pink Breath of Heaven  
Bush Morning Glory  
Succulent  
Fortnight Lily  
Hopseed Bush  
Pride of Madera  
--  
Escallonia  
Escallonia  
Evergreen Euonymus  
--  
Daylily  
Toyon  
Coral Bells  
--  
Holly  
Jasmine



Juniperus Species  
 Justicia  
 Lavandula  
 Leptospermum  
**(Shrubs – cont'd.)**

Juniper  
 --  
 Lavender  
 Tea Tree

Leucophyllum  
 Limonium  
 Pigustrum j. "Texanum"  
 Liriope  
 Mahonia  
 Murraya  
 Myrtus  
 Nandina  
 Nerium Oleander  
 Philodendron  
 Phoemium Tenax  
 Photinia Fraserii  
 Pittosporum Tobira  
 Prunus Carolinia  
 Raphiolepis Indica 'Springtime'  
 Rosa  
 Salvia  
 Santolina  
 Strelitzia  
 Taxus  
 Tecomaria Capensis  
 Teucrium Chamaedrys  
 Trachelospermum  
 Viburnum  
 Yucca  
 Xylosma Congestum

Texas Ranger  
 --  
 Privet  
 Lily Turf  
 --  
 Orange Jessamine  
 Myrtle  
 Heavenly Bamboo  
 Oleander  
 --  
 New Zealand Flax  
 Photonia  
 Tobira  
 Carolina Cherry Loral  
 Indian Hawthorne  
 Rose  
 Safe  
 Green Cotton  
 Bird of Paradise  
 --  
 Cape Honeysuckle  
 Germander  
 Jasmine  
 Viburnum  
 Yucca  
 Shiny Xylosma

### Groundcover

Acacia  
 Arctostaphylos  
 Armeria  
 Baccaris Pilularis 'Twin Peaks'  
 Ceanothus  
 Cerastium  
 Chamomile  
 Convolvus  
 Cotoneaster  
 Duchesnea  
 Euonymus  
 Fragaria  
 Gazania Hybrids  
 Hedera Helix  
 Hypericum Calycinum

--  
 Manzanita  
 Sea Thrift  
 Dwarf Coyote Bush  
 California Lilac  
 Snow-in-Summer  
 Chamole  
 Morning Glory  
 --  
 Indian Mock Strawberry  
 --  
 Ornamental Strawberry  
 African Daisy  
 English Ivy  
 Aaron's Beard



Juniperus  
 Lonicera Japonica 'Halliana'  
 Myoporum  
 Osteospermum Fruticosum  
 Pelargonium

**(Groundcover – cont'd.)**

Pyracantha  
 Rosmarinus Officinalis  
 Rosmarinus Officinalis 'Prostrata'  
 Trachelospermum  
 Verbena  
 Vinca

**Vines/Espallier**

Clematis Armandii  
 Clytostoma Callistegioides  
 Distictis  
 Grewia Caffra  
 Hedera  
 Jasminium  
 Lonicera  
 Parthenocissus Tricuspidata  
 Passiflora  
 Photinia  
 Podocarpus  
 Pyracantha  
 Pyrus  
 Rosa  
 Solanum

**Turf**

(Heat tolerant varieties of grasses)

Calamagrostis Stricta  
 Carex  
 Festuca  
 Helictotrichon  
 Pennisetum

Juniper  
 Hall's Honeysuckle  
 --  
 Trailing African Daisy  
 Ivy Geranium

--  
 Rosemary  
 Prostrate Rosemary  
 Jasmine  
 --  
 Periwinkle

Evergreen Clematis  
 Violet Trumpet Vine  
 Blood-Red Trumpet Vine  
 Lavender Starflower  
 Ivy  
 Jasmine  
 Honeysuckle  
 Boston Ivy  
 Passion Flower  
 --  
 --  
 --  
 Pear  
 Rose  
 --

--  
 Sedge  
 Fescue Grass  
 --  
 Fountain Grass



## 2. Streetscape Treatments

This section describes streetscape treatments and general planting concepts along public roadways within Amendment No. 7, including Planning Area "C", which is designated as Light Industrial.

### a. Edison/Grand Avenue

Edison/Grand Avenue is a divided primary urban arterial highway. Edison/Grand Avenue is planned to have freeway ramps at the State Route 71 Freeway, and is the primary entryway into the regional shopping complex.

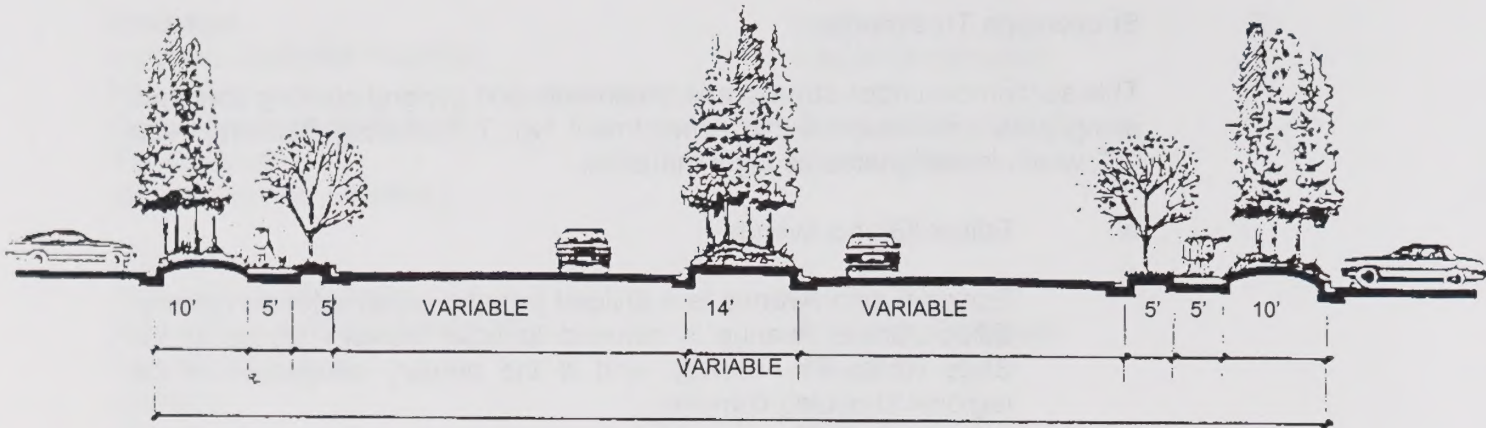
The conceptual streetscape treatment for Edison/Grand Avenue is depicted in Exhibits 17 and 18. Edison/Grand Avenue will include a fourteen foot (14') landscaped median. Median landscaping will include informal tree groupings, low maintenance shrubs, xeriscape and turf and/or low-growing groundcover. Boulders and other hardscape treatments may also be incorporated if they are not the predominant material used throughout the treatment. The end of median transitions for turn pockets and at intersections will typically not include tree plantings, emphasizing hardscape treatments and low growing shrubs, no higher than three feet (3'), in order to provide increased visibility.

The Edison/Grand Avenue streetscape treatment includes a six foot (6') landscape buffer area immediately adjacent to the roadway. Next to this landscaped area is a six foot (6') pedestrian sidewalk. On the interior side of the sidewalk is a ten foot (10') landscaped area. The total landscaped setback which includes the pedestrian sidewalk is 22 feet (22').

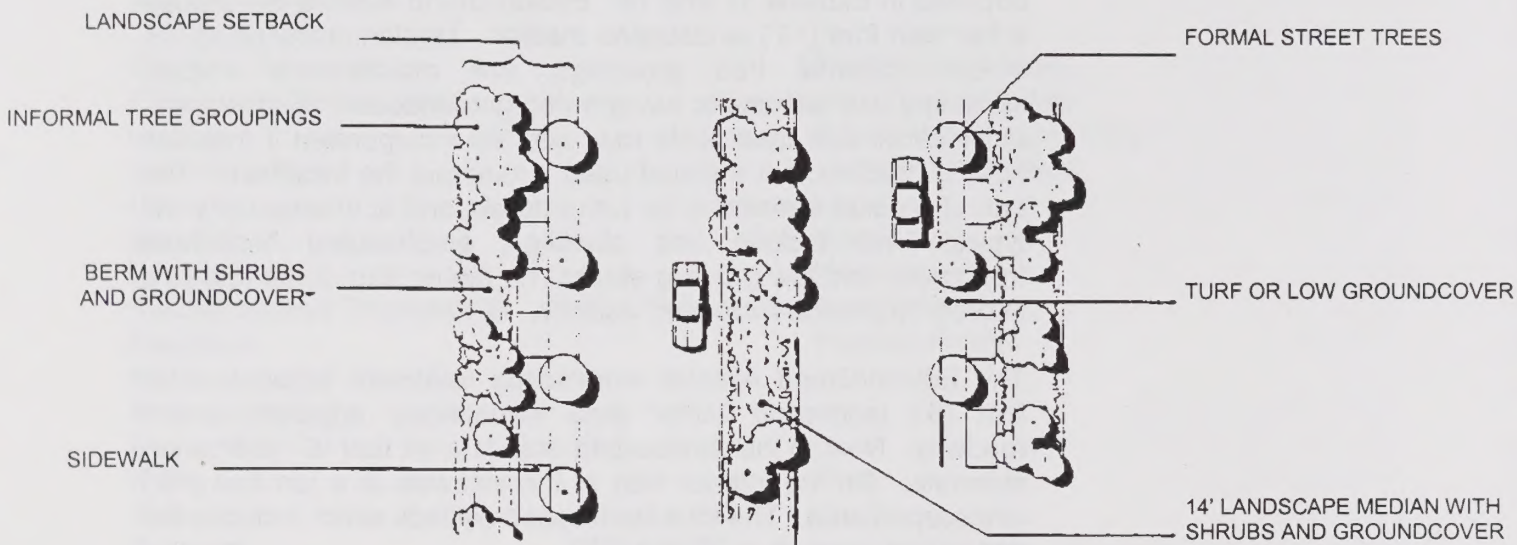
The landscaped area adjacent to the roadway will contain plantings of formal street trees planted 40 feet (40') on-center and turf and/or low-growing groundcover.

The ten foot (10') landscape areas on the interior side of the sidewalk will contain a landscape berm with a maximum slope of 2:1 and a height of two to three feet (2-3'). Informal tree groupings will be included within this area. Medium-growing shrubs will be located under the trees, and will provide additional height to screen adjacent parking areas. Turf and/or low-growing groundcover and xeriscape may also be included in the treatment. Tree plantings shall be clustered to provide view windows and to break up the visual mass of the project.

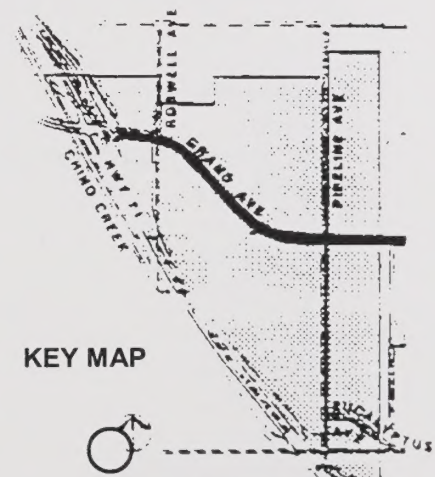




ELEVATION



PLAN

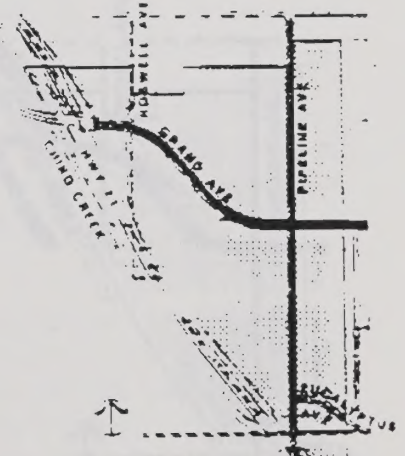
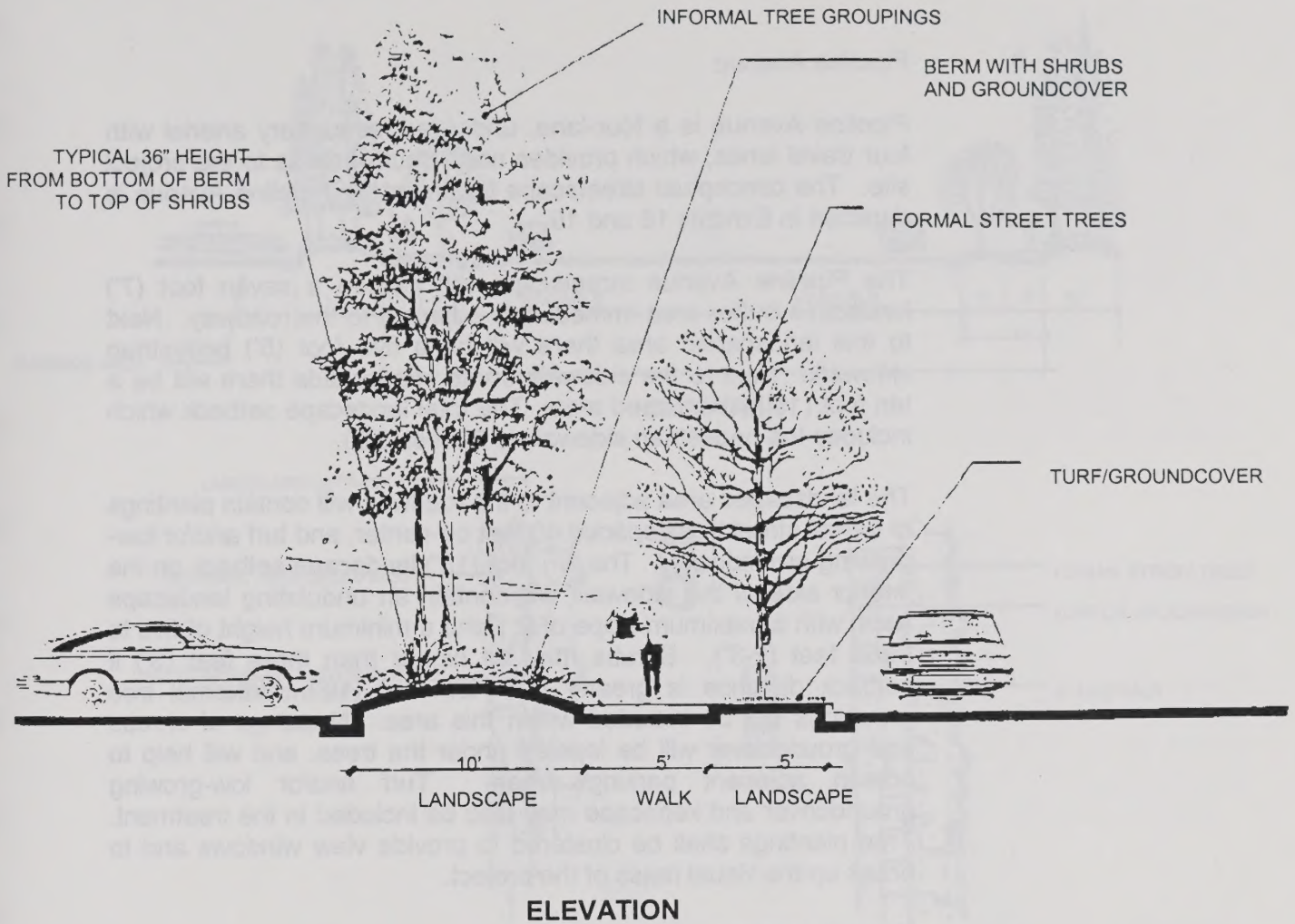


KEY MAP

## GRAND AVENUE STREETSCAPE (WEST OF PIPELINE AVENUE)

EXHIBIT 17





KEY MAP  
EXHIBIT 18

## TYPICAL STREET FRONTAGE GRAND AVENUE STREETSCAPE (WEST OF PIPELINE)



b. Pipeline Avenue

Pipeline Avenue is a four-lane, undivided, secondary arterial with four travel lanes, which provides north-south access to the project site. The conceptual streetscape treatment for Pipeline Avenue is depicted in Exhibits 18 and 19.

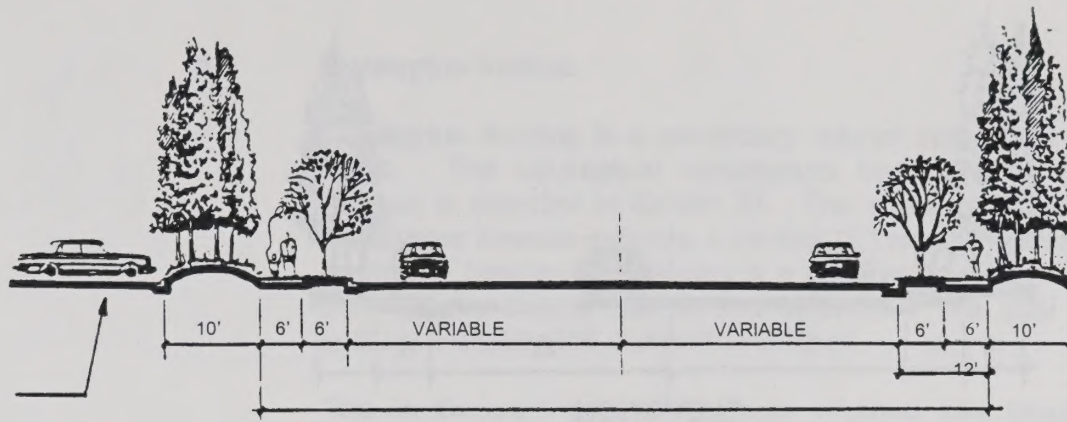
The Pipeline Avenue streetscape will include a seven foot (7') landscape buffer area immediately adjacent to the roadway. Next to this landscaped area there will be a five foot (5') pedestrian sidewalk. Next to the sidewalk on its interior side there will be a ten foot (10') landscaped area. The total landscape setback which includes the pedestrian sidewalk is 22 feet (22').

The landscaped area adjacent to the roadway will contain plantings of formal street trees spaced 40 feet on-center, and turf and/or low-growing groundcover. The ten foot (10') landscape setback on the interior side of the sidewalk will contain an undulating landscape berm with a maximum slope of 2:1 and a minimum height of two to three feet (2-3'). Shrubs may be higher than three feet (3') if setback distance is greater than ten feet (10'). Informal tree groupings will be included within this area. Massings of shrubs and groundcover will be located under the trees, and will help to screen adjacent parking areas. Turf and/or low-growing groundcover and xeriscape may also be included in the treatment. Tree plantings shall be clustered to provide view windows and to break up the visual mass of the project.

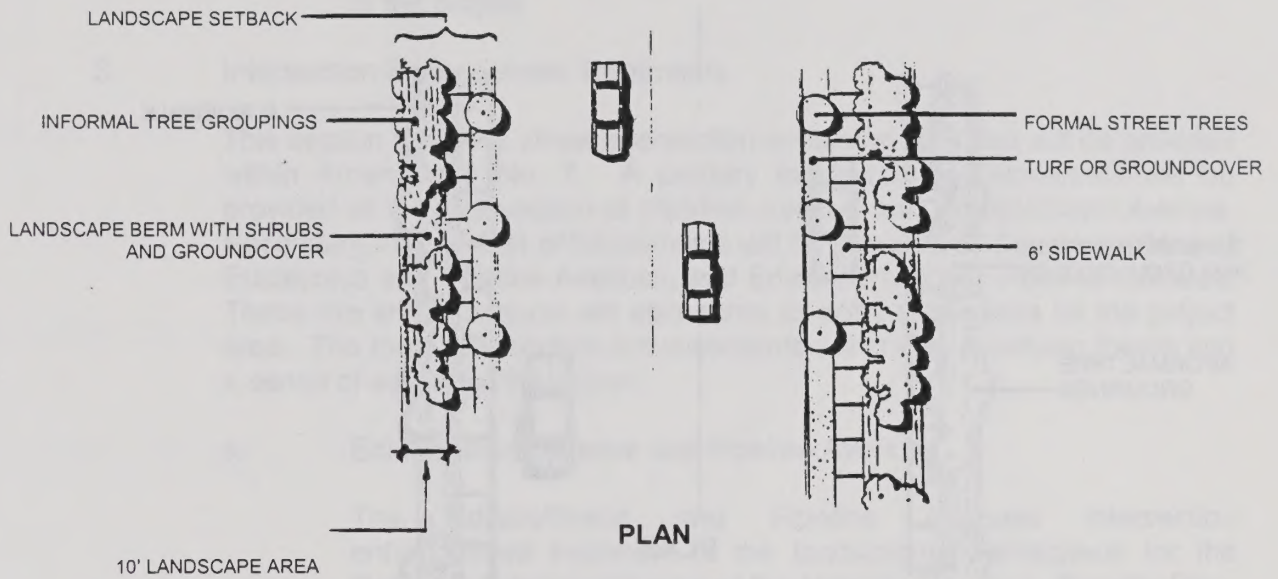
c. Roswell Avenue

Roswell Avenue is a local industrial street with two travel lanes. The conceptual streetscape treatment for Roswell Avenue is depicted in Exhibit 20. The streetscape treatment for Roswell Avenue includes a six foot (6') sidewalk adjacent to the roadway with a fourteen foot (14') landscaped area, comprising five feet (5') in the public right-of-way and eight feet (8') outside of the right-of-way, on the interior side of the sidewalk for a total landscape setback of twenty feet (20'). The landscaped area will contain informal tree groupings with massings of shrubs and groundcover underneath. Tree plantings will include view windows into the project area in order to provide for visibility of businesses.

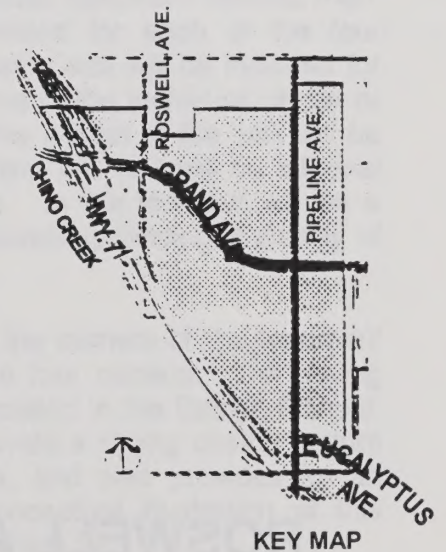




ELEVATION



PLAN

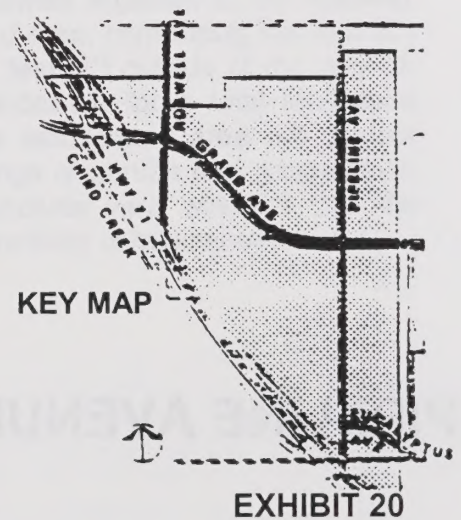


KEY MAP

## PIPELINE AVENUE STREETSCAPE

EXHIBIT 19





# ROSWELL AVENUE STREETSCAPE



d. Eucalyptus Avenue

Eucalyptus Avenue is a secondary arterial street with four travel lanes. The conceptual streetscape treatment for Eucalyptus Avenue is depicted in Exhibit 21. The streetscape treatment for Eucalyptus Avenue includes a six foot (6') sidewalk adjacent to the roadway. Next to the roadway is a fourteen foot (14') landscaped area on the interior side of the sidewalk. The total landscape setback including the sidewalk is 20 feet.

The landscaped area will contain informal tree groupings with shrubs and groundcover underneath. Tree plantings shall be clustered to provide view windows and to break up the visual mass of the project.

3. Intersection Enhancement Treatments

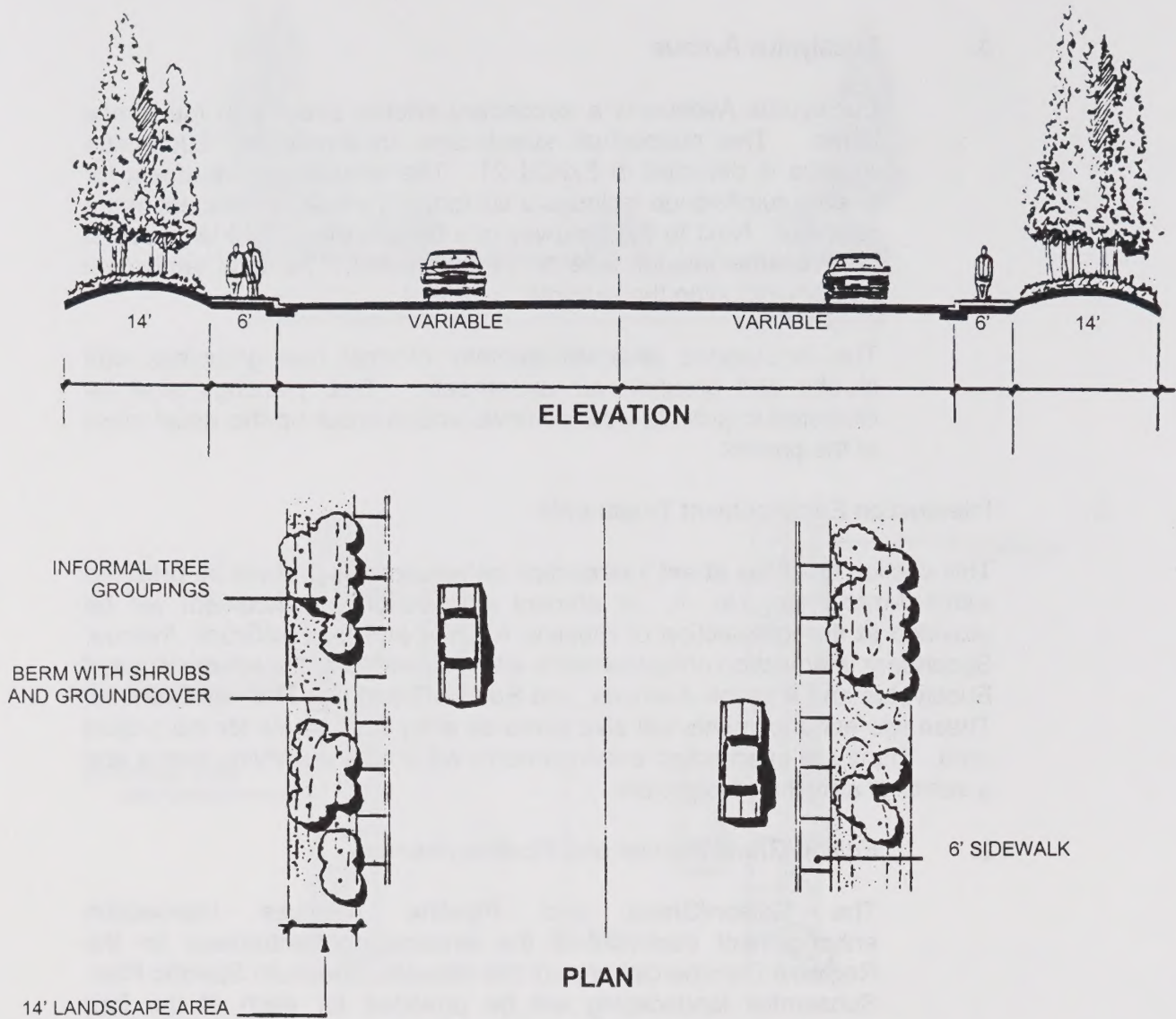
This section identifies street intersection enhancements that will be provided within Amendment No. 7. A primary intersection enhancement will be provided at the intersection of Pipeline Avenue and Edison/Grand Avenue. Secondary Intersection enhancements will be provided at the intersections of Eucalyptus and Pipeline Avenues, and Edison/Grand and Roswell Avenues. These two enhancements will also serve as entry statements for the project area. The three intersection enhancements will create a unifying theme and a sense of arrival for the project.

a. Edison/Grand Avenue and Pipeline Avenue

The Edison/Grand and Pipeline Avenues intersection enhancement treatment is the landscaping centerpiece for the Regional Commercial area of the Majestic Spectrum Specific Plan. Substantial landscaping will be provided for each of the four corners of the intersection. A low theme wall will be included for each corner and may contain the name of the individual center or project contained in that property. The design of the wall will be provided in the Design Manual. Behind the wall will be informal groupings of entry trees/accent trees. In the forefront will be a large area of groundcover/bedding flowers, providing a display of color.

Enhanced paving will be provided at the corners of the treatment and at the crosswalks connecting the four corners. The paving treatment type and color will be designated in the Design Manual. The paving at these locations will provide a strong design feature that visually unifies the four corners, and also provides for an important pedestrian linkage. A conceptual illustration of this intersection treatment is provided in Exhibit 22.





## EUCALYPTUS AVENUE STREETSCAPE

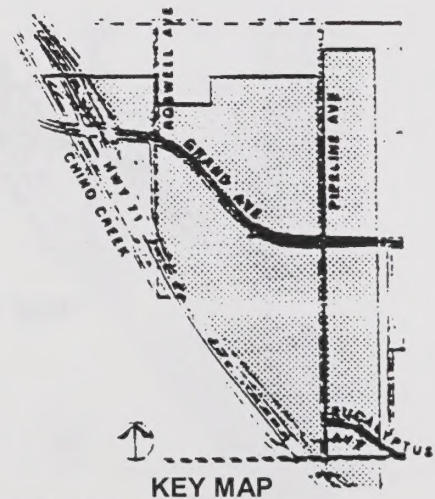
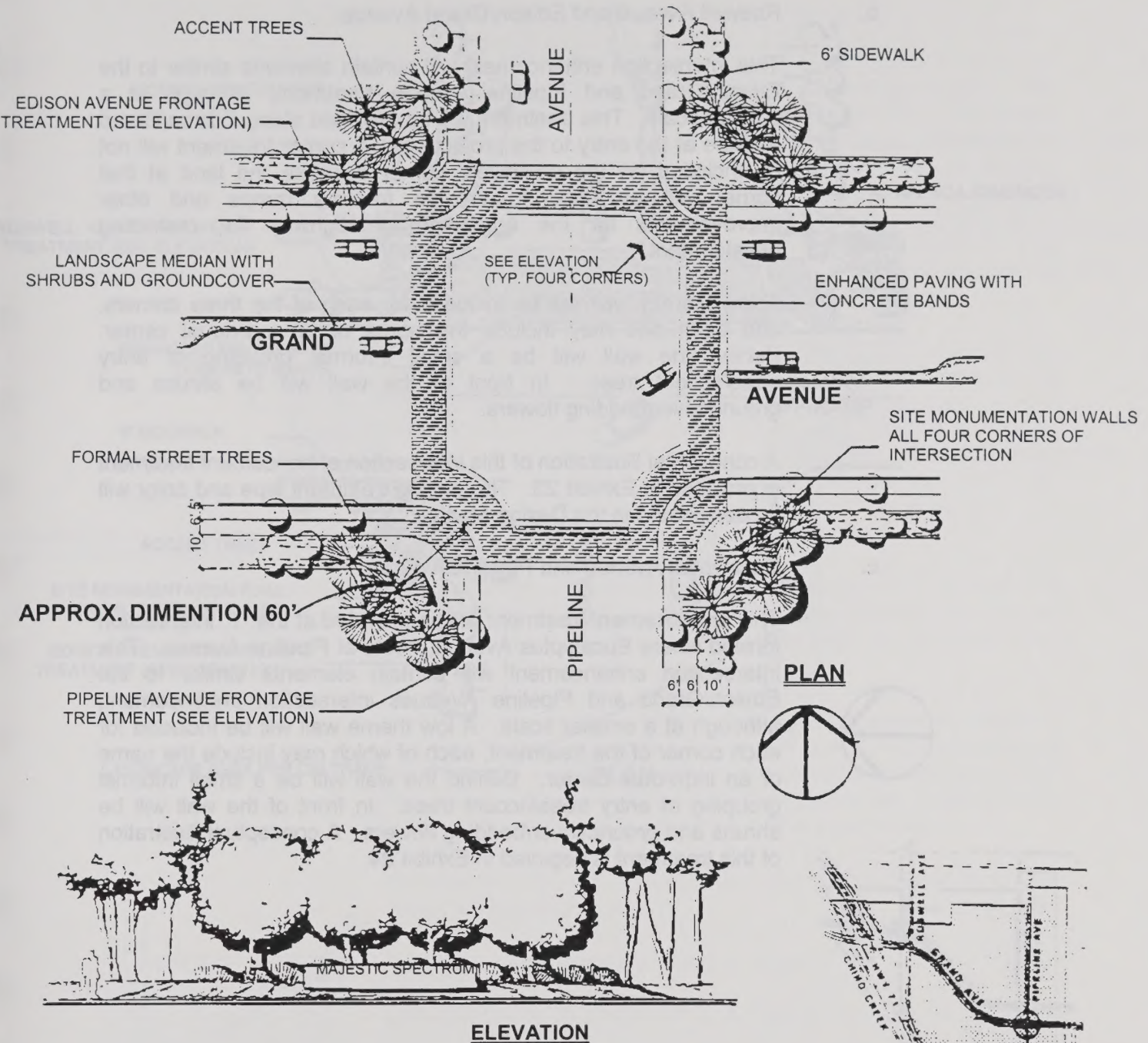


EXHIBIT 21





# **GRAND/PIPELINE AVENUE INTERSECTION ENHANCEMENT/ MAJOR COMMUNITY INTERSECTION**

**EXHIBIT 22**



b. Roswell Avenue and Edison/Grand Avenue

This intersection enhancement will contain elements similar to the Edison/Grand and Pipeline Avenue treatment, although at a smaller scale. This treatment will be provided along Edison/Grand Avenue at the entry to the project site. A corner treatment will not be included on the southwest corner because the land at that corner will be used to provide freeway ramps and other improvements for the upgrading of Highway 71, restricting development.

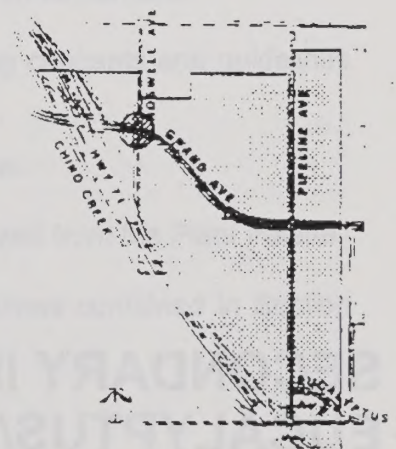
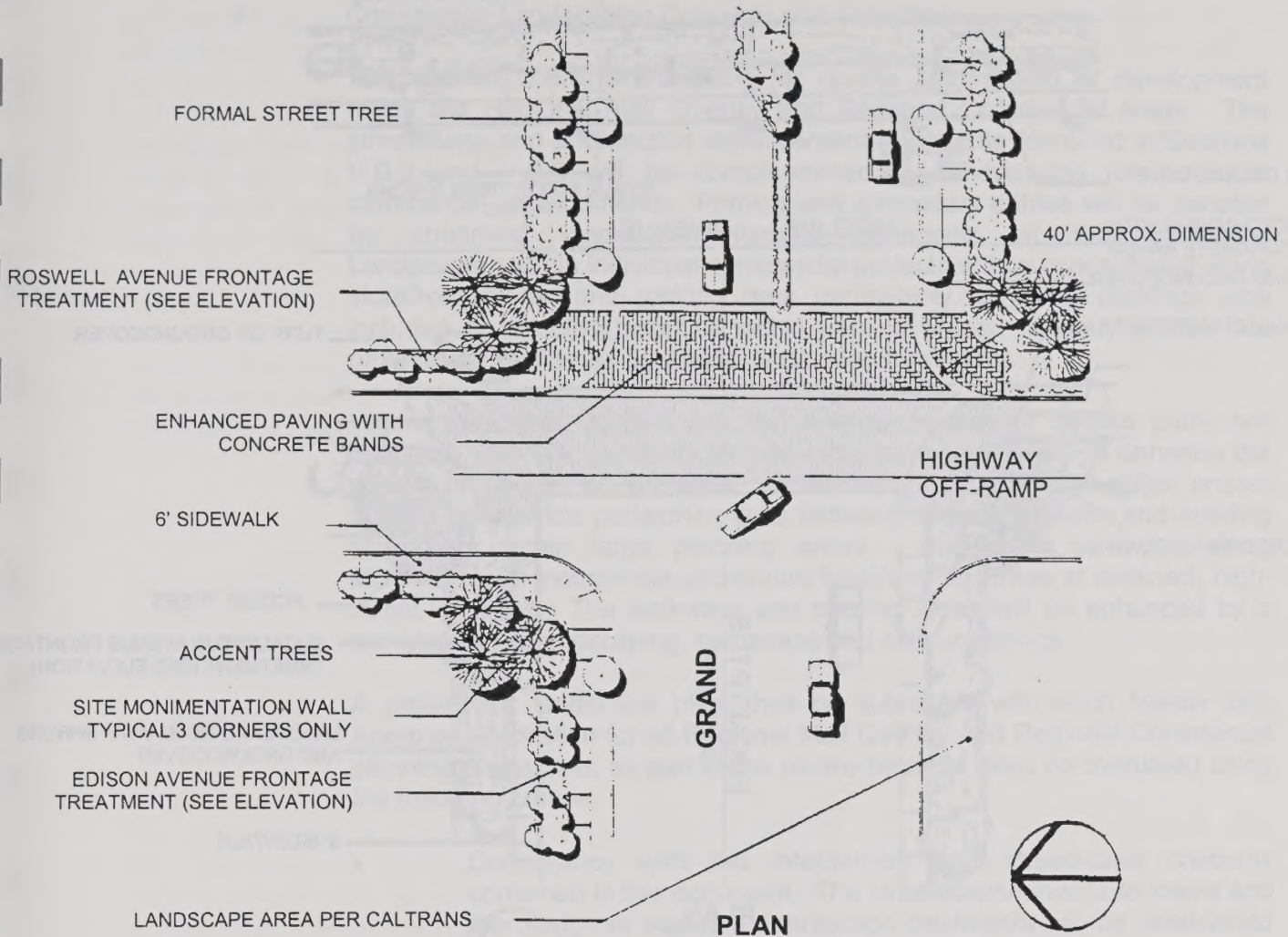
A low identity wall will be included for each of the three corners, and each one may include the name of an individual center. Behind the wall will be a small informal grouping of entry trees/accent trees. In front of the wall will be shrubs and groundcover/bedding flowers.

A conceptual illustration of this intersection enhancement treatment is provided in Exhibit 23. The paving treatment type and color will be designated in the Design Manual.

c. Eucalyptus Avenue and Pipeline Avenue

This enhancement treatment will be provided at the “T” intersection formed where Eucalyptus Avenue meets at Pipeline Avenue. This intersection enhancement will contain elements similar to the Edison/Grand and Pipeline Avenues intersection enhancement, although at a smaller scale. A low theme wall will be included for each corner of the treatment, each of which may include the name of an individual center. Behind the wall will be a small informal grouping of entry trees/accent trees. In front of the wall will be shrubs and groundcover/bedding flowers. A conceptual illustration of this treatment is depicted in Exhibit 24.

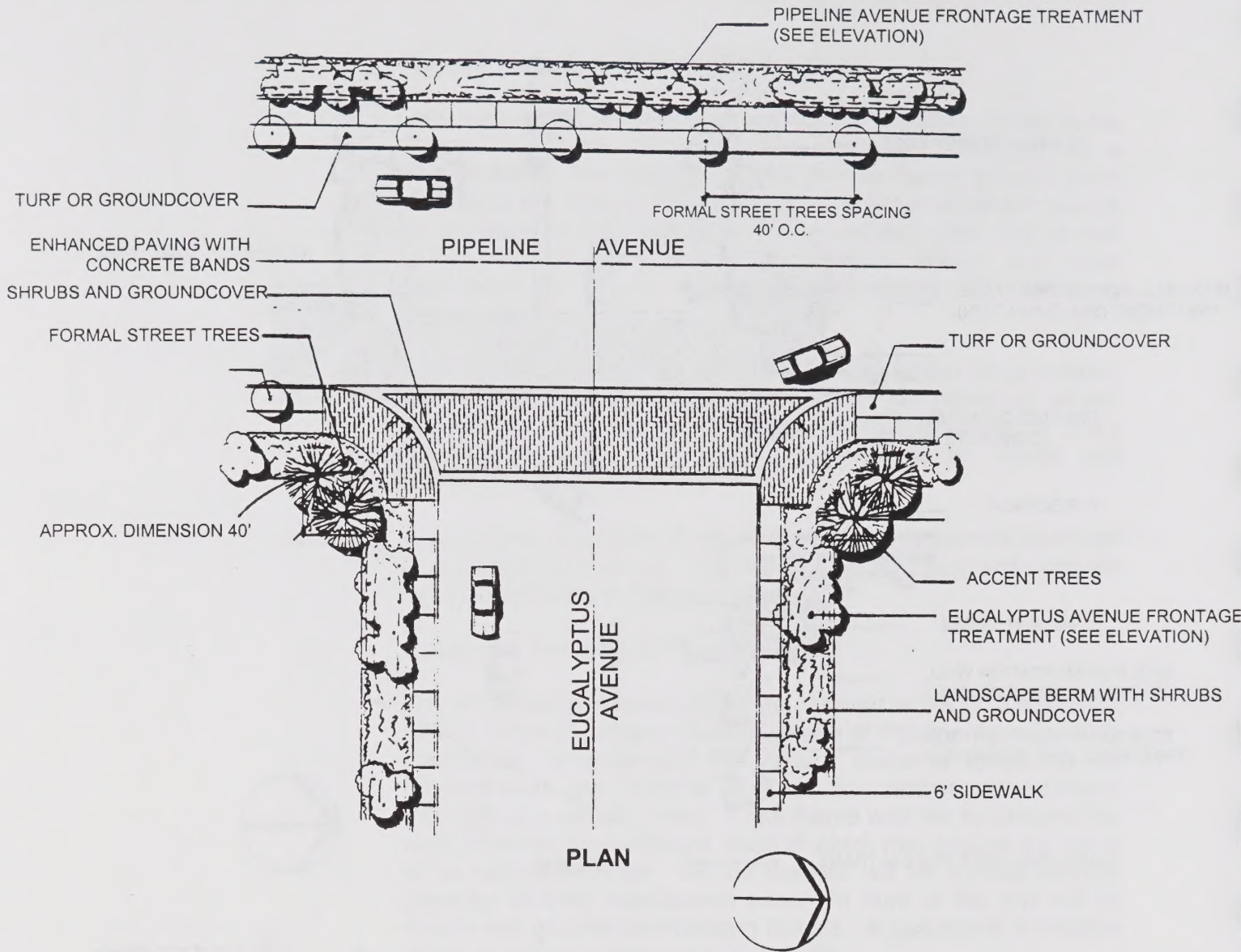




# **ROSWELL/GRAND AVENUE INTERSECTION ENHANCEMENT SECONDARY INTERSECTION**

**EXHIBIT 23**





## SECONDARY INTERSECTION – EUCALYPTUS/PIPELINE AVENUE INTERSECTION ENHANCEMENT

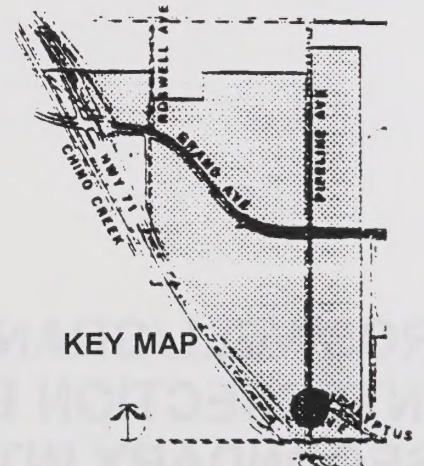


EXHIBIT 24



#### 4. Commercial Landscaping Concepts and Guidelines

This section contains provisions for on-site landscaping of development within the Regional Mall Overlay and Regional Commercial areas. The streetscape and intersection enhancement treatments identified in Sections V.B.2 and V.B.3 will be complemented by landscaping for individual commercial developments. Primary and secondary entries will be denoted by enhanced landscape/hardscape treatments at the driveways. Landscaping within individual commercial projects will be concentrated along storefront areas, and parking area perimeters, with tree plantings also included at selected locations within parking areas. Primary entries into projects will be framed by special landscape treatments.

Where pedestrian focal areas and internal pedestrian access paths are provided, they will generally include landscape treatments to enhance the quality of pedestrian activities. Landscape treatments at major project entries will provide pedestrian links between street sidewalks and building storefronts within large planning areas. Pedestrian walkways along storefronts will incorporate pedestrian focal/seating areas at selected, high-traffic locations. The walkways and seating areas will be enhanced by a combination of landscaping, hardscape and site furnishings.

A preliminary landscape plan shall be submitted with each Master Site Approval application for all Regional Mall Overlay and Regional Commercial planning areas, and, as part of the review process, shall be evaluated using the following criteria:

- Consistency with the intersection and streetscape concepts contained in this document. The streetscape/landscape theme and the design of adjacent intersection treatments will be established and provided concurrently with the first Master Site Approval which is adjacent to such street or intersection enhancement.
- Consistency with the on-site landscaping concepts and guidelines contained in this Chapter.
- Continuity within individual planning areas.
- Identification of plant materials to be utilized from the Plant Palette.
- Consistency with the site lighting guidelines contained in Section V.C.5.

##### a. Major Project Entries

Major project entries will be enhanced treatments at each of the major entries into individual planning areas. Major project entries provide the primary internal vehicular and pedestrian access points into individual planning areas. Major project entries also provide a



significant unifying landscape element for all planning areas. A conceptual illustration of a major project entry is provided in Exhibit 25.

Major project entries feature two components: the entry treatment, and the internal pedestrian access treatment. The master landscape concept exhibit also provides a conceptual illustration of where the project entry magazines could be located in the overall landscaping scheme.

Major project entries are defined as those entries located at points along the street where traffic signals are provided, except for street intersections. The specific location of major project entries/traffic signals will be determined through the Master Site Approval process.

(1) Entry Treatment

The entry treatment will include a low decorative wall facing the corner on which it is located. Text identifying the center may be included on the wall. Behind the wall there will be a berm with informal plantings of entry trees/accent trees, shrubs and groundcover. Groundcover, turf or flowering bedding plants will be planted in front of the wall.

Enhanced paving will be provided at the driveway and corners of the entry, denoting the transition from the sidewalk along public streets to the internal project sidewalk system. The enhanced paving used will be identified in the Design Manual. Wheelchair ramps and a crosswalk between the two corners of the treatment will also be provided. A six foot (6') wide sidewalk will connect on one side of the entry to the internal pedestrian access treatment.

At the throat of the entry, entry/accent trees will be planted directly adjacent to the drive aisle, 25-30 feet on-center, with turf or groundcover underneath the trees. A landscaped median island will be provided at the throat of the entry, extending to the first cross-circulation drive aisle within the project.

(2) Internal Pedestrian Access Treatment

The major project entry will transition to the internal pedestrian access treatment which provides the pedestrian and vehicular linkage between the street and major interior storefront areas/regional mall entries. This planting treatment will be on both sides of the major



project entry drive aisle into a project. A sidewalk will be provided on one side of the drive aisle with landscaping provided on both sides.

On one side of the drive aisle the treatment consists of a six foot (6') wide sidewalk adjacent to the drive aisle, with six feet (6') of landscaping next to the sidewalk. On the other side of the drive aisle, six feet (6') of landscaping will be provided. If the landscape/sidewalk area is extended to a total width greater than twelve feet (12'), the landscape buffer may be along the drive, with interior sidewalk and landscape adjacent to the parking area.

At the end of the pedestrian side of the treatment, near the storefront areas, bicycle racks will be provided. Motorcycle parking will be provided at the end of the non-pedestrian side of the treatment. A crosswalk connecting across the drive aisle to the storefront area will also be provided on the pedestrian side of the treatment.

Breaks in the treatment will be included for drive aisles to provide for adequate vehicular circulation. Wheelchair ramps will be located at curb returns as necessary. Striped crosswalks will be provided across cross-drive aisles that intersect the treatment.

Landscaping on both sides of the drive aisle will consist of formal plantings of entry trees/accent trees with shrubs and/or groundcover underneath. There will be periodic openings between the landscaping on the pedestrian side of the treatment to permit pedestrians to cross directly into the parking lot.

b. Secondary Project Entries

Secondary project entries are defined as those public access points into projects located at entry drive aisles that are part of the overall, internal circulation system for a project, but which are not signalized. Secondary project entry treatments do not apply to driveways intended to provide access to loading areas or driveways that provide direct access to individual parcels. Secondary project entries are smaller than major project entries, apply only to corners, and do not include internal access treatments. Curb cut widths for secondary project entries will typically be thirty feet (30').

Secondary project entries will contain an informal planting of entry trees/accent trees. In front of the trees will be plantings of shrubs, groundcover, bedding plants or a combination thereof. Enhanced paving will be provided at the corners of the treatment and in the



crosswalk between the corners. The enhanced paving provided will be similar to that provided for the major project entry of a given project, and will be identified in the Design Manual. A conceptual illustration of a typical secondary project entry is depicted in Exhibit 26.

c. Parking Area Landscaping

Landscape treatments throughout the project interior will be planted from the Plant Palette for Amendment No. 7. Tree groupings in parking area end islands will be emphasized rather than individual tree wells. Individual tree wells will be carefully placed to maintain visibility from the parking area to the storefronts. Parking areas are defined as all parking spaces, aisles and interior drive aisles, excluding service drive aisles and loading areas. The approximate distribution of these trees is as follows:

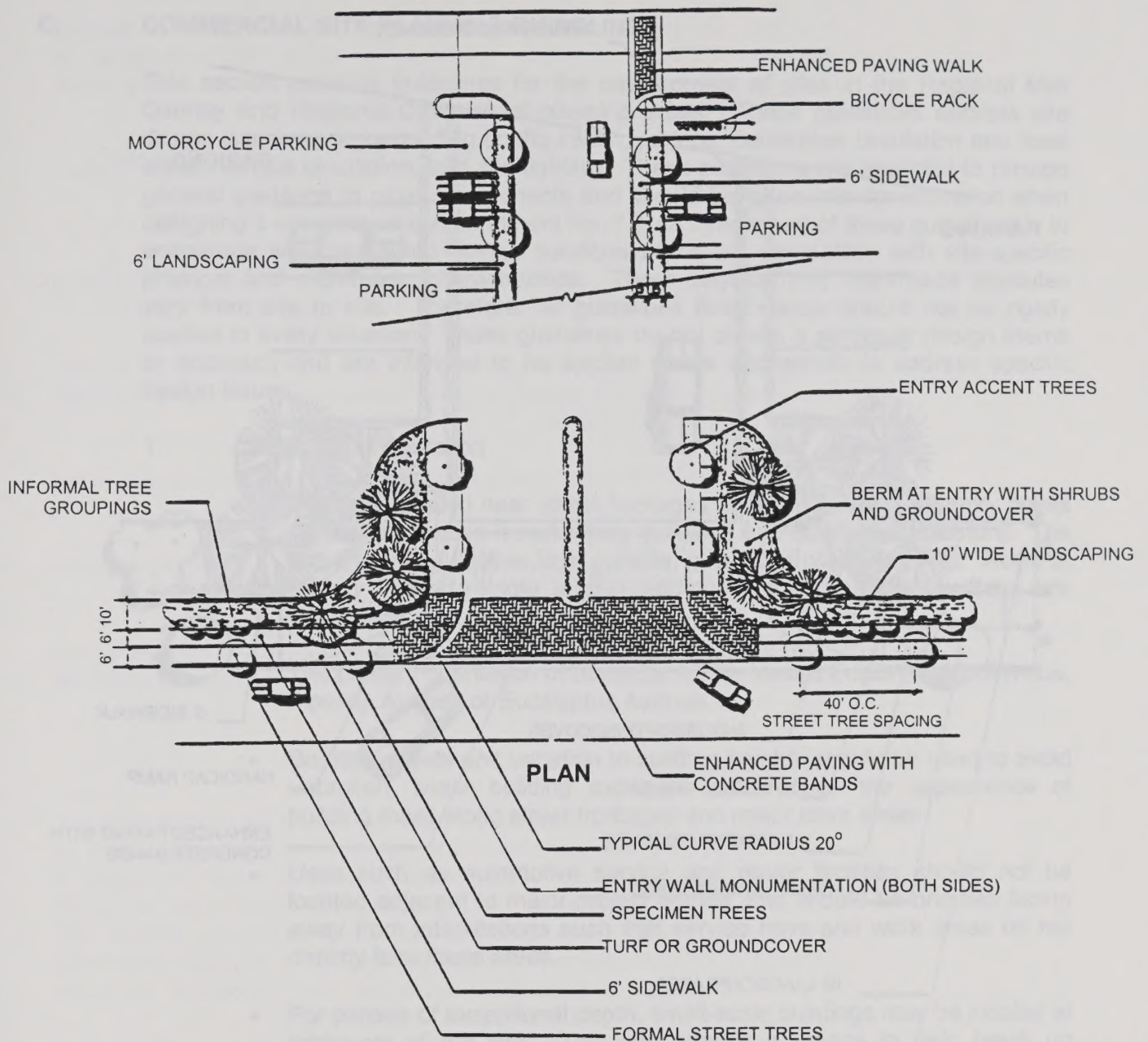
- 10% - 20% in building areas;
- 20% - 40% in end islands and circulation aisles;
- 5% - 15% in tree wells; and
- 30% - 60% at major entries and along perimeter areas.

Shade canopy trees will be favored. Trees shall be carefully located in order to provide for visibility through parking areas to the storefronts.

d. Storefront Edges

Landscape nodes will be interspersed in pedestrian walkway and focal areas. Landscaping will be combined with pedestrian-oriented hardscape features in these areas to create a pleasant shopping environment for pedestrians. Smaller groupings of plantings will be provided along pedestrian walkways between such nodes and may include trees, flowering shrubs and color. Landscaping may also be utilized to soften building edges, and massing of large building walls, and to accent building architecture.

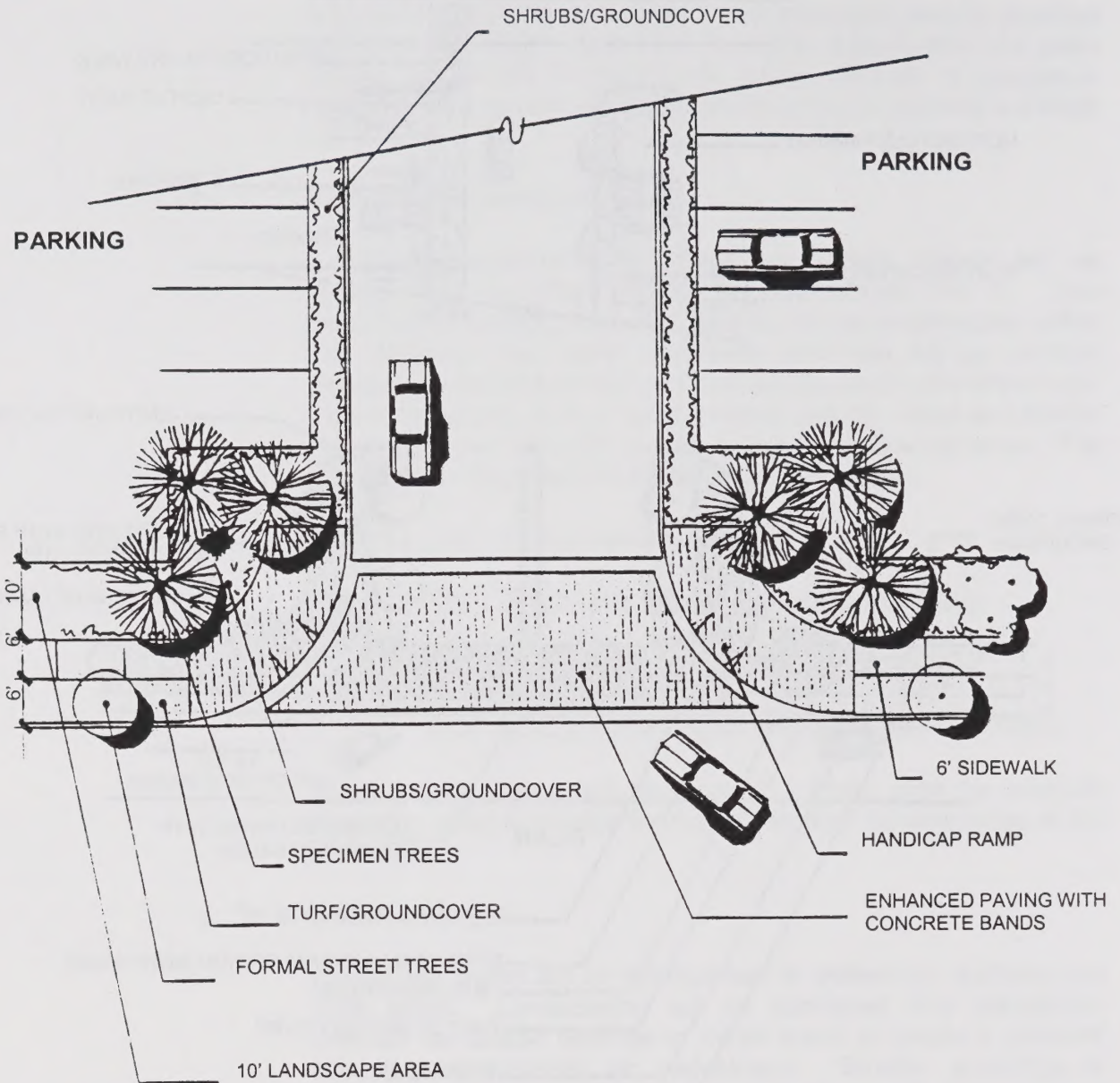




## MAJESTIC SPECTRUM ENTRY/ PRIMARY COMMERCIAL ENTRY

EXHIBIT 25





## SECONDARY PROJECT ENTRY

EXHIBIT 26



## C. COMMERCIAL SITE PLANNING GUIDELINES

This section provides guidelines for the development of sites in the Regional Mall Overlay and Regional Commercial planning areas. These guidelines address site design issues such as building configuration, parking, pedestrian circulation and focal areas, vehicle circulation, and site lighting. These provisions are intended to provide general guidance to project proponents and should be taken into consideration when designing a site within the Amendment No. 7 area. The intent of these guidelines is to encourage well-considered design solutions which are compatible with site-specific physical and man-made characteristics. These physical and man-made attributes vary from site to site. Therefore, all guidelines listed below should not be rigidly applied in every situation. These guidelines do not dictate a particular design theme or approach and are intended to be applied where appropriate to address specific design issues.

### 1. Building Configuration

- Buildings located near street frontages and at major project entry points may vary between freestanding buildings and buildings in clusters. The intent of this guideline is to provide variety and visual interest. Rows of equally spaced, single tenant buildings along the street frontage are discouraged.
- The primary orientation of buildings will be toward Edison/Grand Avenue, Pipeline Avenue or Eucalyptus Avenue.
- Building offsets and variation in building heights should be used to avoid unbroken, linear building expanses and reduce the appearance of building mass along street frontages and major drive aisles.
- Uses such as automotive service and repair facilities should not be located adjacent to major project entries, and should be oriented facing away from intersections such that service bays and work areas do not directly face these areas.
- For parcels of exceptional depth, small-scale buildings may be located at midpoints of the site. This can provide a means to help break up expanses of very large parking areas, provided that the location of such buildings does not interfere with the parking fields of tenants.
- Individual building pads should be developed in a manner that provides visual interest and architectural diversity along the street frontage. Street oriented individual pad buildings shall have architectural treatments on all building faces visible to public view.
- Where commercial areas abut industrial areas or have sensitive loading areas, special buffering techniques, such as landscaping consisting of tree windrows, shrub masses and/or berming shall be used where building screening is not adequate. Emphasis shall be placed on



breaking up and/or minimizing views from public areas to loading facilities. Special attention shall be given to the orientation of commercial buildings to separate and screen industrial building areas and loading areas visible from public areas.

- Parking structures should generally not front directly on to public streets.

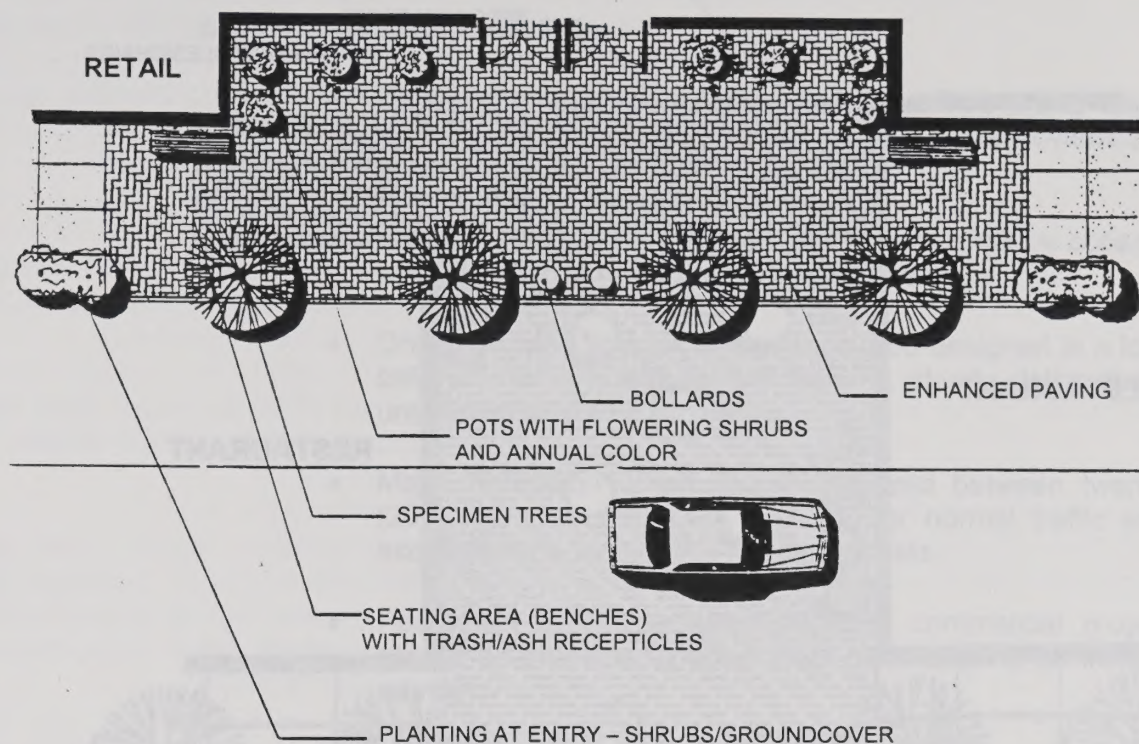
## 2. Parking and Loading Areas

- Buildings should be located to provide proportional distribution of parking and circulation.
- Perimeter drive aisles and parking should be designed to provide localized parking fields related to specific uses, and to minimize single, large, general parking areas.
- Parking stalls off of main ingress and egress points should be minimized to promote safe traffic movement.
- Visibility of perimeter parking areas from public streets should be filtered by landscaping, berming or a combination of both.
- Service areas and loading areas within projects shall be screened from all major intersection sight lines and public parking areas to minimize public views to the extent reasonably possible.

## 3. Pedestrian Areas

- Pedestrian-oriented focal areas with seating should be incorporated into the design of projects, especially near pedestrian-oriented uses such as food and entertainment. Such areas should consider a variety of elements which may include, among others, site furnishings, enhanced landscaping and/or hardscape features such as plazas, patios, etc. Exhibits 27 and 28 provide two illustrative examples of a pedestrian area. The actual design of pedestrian areas will vary dependent upon the characteristics of individual sites and project designs.
- Pedestrian walkways along storefronts should include special paving enhancements, various small groupings of trees or shrubs, bedding plants, and site furnishings to provide interest.
- Development of buildings around courtyard or plaza areas for pedestrian-oriented establishments such as food courts are encouraged.

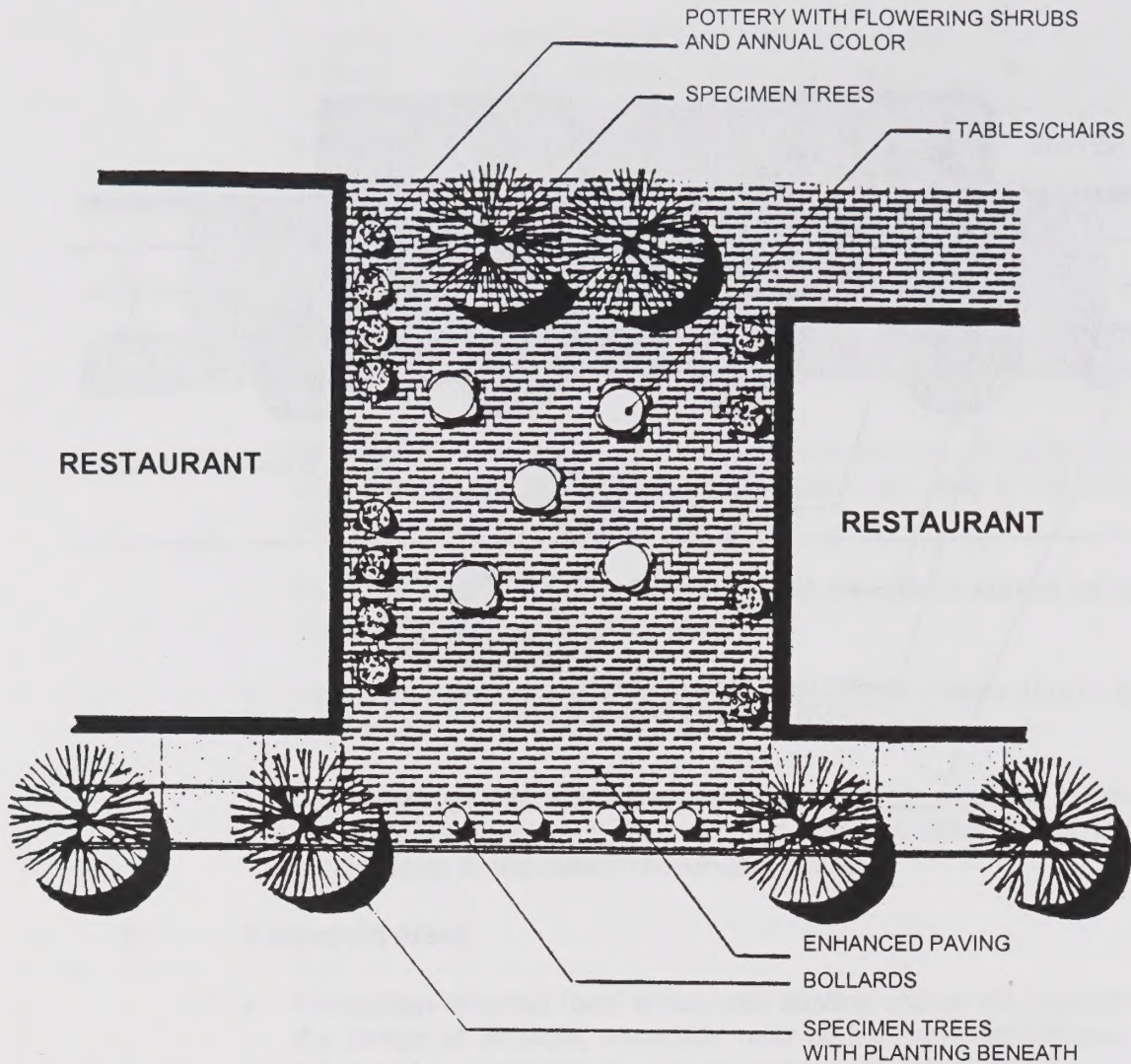




## PEDESTRIAN FOCAL AREA: CONCEPTUAL #1

EXHIBIT 27





## PEDESTRIAN FOCAL AREA: CONCEPTUAL #2

EXHIBIT 28



## 4. Internal Circulation

## a. Vehicular Circulation

- Developments shall minimize traffic conflicts along adjacent streets. Major access points shall be as reviewed and approved by the City traffic engineer.
- Lines of sight for safe ingress and egress shall be considered when locating landscaping, buildings and signs.
- On-site access and circulation should be designed in a logical, safe, convenient and simple manner, clearly delineated and understandable to customers.
- Major circulation aisles should be sized between twenty-six (26') and thirty feet (30') to allow for normal traffic and to accommodate temporarily parked vehicles.
- Reciprocal access between adjacent commercial properties should be provided to allow them to function in an integrated manner.
- Interface between customer vehicular access and service or truck loading areas should be minimized.
- Adequate truck maneuvering and loading areas should be provided in areas separated from customer parking areas. Often such areas can be kept from public view by locating them in the rear of buildings. Where this is not possible (e.g., freestanding, street oriented buildings), such areas will be screened to reduce their visibility.
- On-site pedestrian circulation shall be provided to connect to anticipated public transportation facilities at major entries. Bus routes and turnouts shall be designed to provide efficient bus circulation and connect with pedestrian drop-off and pick-up points. Bus shelters will be located at selected off-site locations along public streets within streetscape treatment areas, except that it is anticipated that a bus stop may be located within the Regional Mall Overlay.
- Bus shelters will provide cover from sun and rain, and will typically consist of a roof located over the bus bench, and enclosing panels located perpendicular to and at either end of the bus bench. The roof will be approximately eight feet (8') by twelve feet (12') in size, with an overhead clearance of eight feet (8') and a roof height up to ten feet (10'). The two side panels will be approximately three feet (3') in width and may be



solid or opaque, including lattice or mesh materials. Bus shelters will be of one standard type design within Amendment No. 7 for purposes of continuity, and will be similar in size and general design to shelters used throughout the City. The shelters shall be designed to be compatible with the overall architectural theme of the commercial area.

b. Pedestrian Circulation

- A pedestrian sidewalk, located along Edison/Grand Avenue, Pipeline Avenue, Roswell Avenue and Eucalyptus Avenue will be provided which will link individual planning areas.
- These street sidewalks will be linked to the major store front areas by pedestrian paths located at the major entries as described in Section V.4.a and Exhibit 25.
- Internal pedestrian paths will provide direct, safe and recognizable movement paths between in-line buildings, and between clustered pad buildings, and should provide a link between individual project developments. Major links will be at street intersections and along major entries.
- Generally, separations should be maintained between pedestrians and vehicles (e.g., automobiles and bicycles).
- Sidewalks along Edison/Grand Avenue should also be provided that link with the industrial buildings that are immediately adjacent to the Regional Commercial area.

5. Site Lighting

- On-site pedestrian lighting will be established for each project that will identify various types of lighting elements to be applied to pedestrian areas, pedestrian paths, and major project entries.
- Building accent lighting fixtures shall be compatible with the architecture for individual centers.
- Lighting should be functional, provide for safety and be directed toward the site and not adjacent streets.
- Pedestrian or service corridors that provide access from the rear of the building should incorporate adequate security lighting.



## D. COMMERCIAL AND COMMERCIAL MANUFACTURING ARCHITECTURE GUIDELINES

This section contains general architectural guidelines that will be used to review commercial buildings in the Regional Mall Overlay and Regional Commercial and Commercial Manufacturing designated areas.

### 1. Form

- Architectural elements that reflect an authentic style shall be used.
- Long, flat building facades along street frontages should be avoided. Building facades with varied front setbacks, canopies, parapets and landscape screening are strongly encouraged.
- For buildings located at intersections, along street frontages and major drive aisles, rear and side elevations visible to public view shall be architecturally treated to be consistent with the overall project design.
- Roof lines should help delineate building entries for larger buildings/tenants and add visual interest.
- Alternating colors and materials should be used to produce diversity and enhance architectural forms. Variation in materials and the use of various texture treatments should be encouraged. Alternate colors or shading may also be used to break up smooth wall surfaces. Such enhanced treatments will only apply to elevations visible to public view.
- Multi-story buildings and parking structures should be stepped back from the street in order to visually reduce their appearance of mass and create an interesting skyline. Additional treatments to such structures may include landscaping next to exterior walls where appropriate.
- Generally, the building design should allow for all roof-mounted equipment to be fully screened by the building parapet, rather than by screen structures. However, where roof screens are used, they shall be solid or solid appearing (i.e., overlapping slats) and completely enclose the equipment, and should be designed to be an integral element of the building. Painting mechanical equipment to match the roof color is only acceptable when providing equipment screening for elevated stretches of the 71 freeway.
- Vertical elements integrated into buildings should be considered to articulate and provide scale to larger building mass.
- Building walls should incorporate both vertical and horizontal articulation, and should be broken up with recessed windows or projections to help



reduce building mass and provide depth and contrast along elevations visible from the street.

- Building entries should be designed so as to be a prominent focal point of the building. Elements such as accent paving, arcades, bollards, seating areas, water or other art features, and enhanced landscaping should be used to provide a pedestrian-oriented area.
- Increased building setbacks that are proportionate to the building height shall be used for buildings within 200 feet of the Pipeline/Grand intersection to reduce building mass along the street.
- Where multi-story office buildings are proposed, attention should be paid to providing more textural treatment at the ground floor level, and features such as windows, columns, and other architectural projections should be designed to human scale.

## 2. Materials and Colors

- Overhangs, trellises and porticos should be incorporated and relate to the building mass, if they are consistent with overall architectural design.
- Large smooth, unarticulated surfaces should be discouraged and avoided, except for backs of buildings which cannot be seen by the public. The use of color variation or accenting as the sole means of providing building articulation is also discouraged.
- When consistent with the established architectural theme, accent colored awnings, railings, and lighting fixtures may be used to enhance the quality of the architecture.
- Color and finishes on building exteriors of all elevations visible to public view should be coordinated to provide a total continuity of design.
- Building elevations visible from public streets, parking areas and other public areas of a center shall be treated to provide a “finished look”.
- The use of materials that are durable and have low maintenance characteristics are encouraged to create a long-lasting, quality appearance over time.
- A variety of materials, texture treatments and architectural detailing should be used on building elevation visible from the street. Particular attention should be paid to using colors and materials that are compatible with surrounding development.



### 3. Preparation of Design Manual

#### a. Purpose and Objectives

This section describes the Design Manual that will be prepared for the Regional Mall Overlay and Regional Commercial planning areas within Amendment No. 7. The Design Manual will serve as an illustrative, promotional supplement to Amendment No. 7 regarding building architecture. The Design Manual is intended to encourage consistent quality and mutually compatible architectural designs for the Regional Commercial portion of the Majestic Spectrum Specific Plan, including the Regional Mall.

The Manual will focus on building architecture within the Regional Mall Overlay and the Regional Commercial planning areas. It will also reflect building architecture designs used for the Regional Mall Overlay and the first Regional Commercial planning area, and will illustrate and describe them in the Manual. The Manual will then be used to provide guidance for evaluating subsequent development of Regional Commercial planning areas for compatibility and consistency with the Regional Mall and the first phase Regional Commercial architecture.

The Design Manual will be provided to the City of Chino Community Development Department within 120 days of the effective date of Phase One approval within the Regional Mall Overlay or a Regional Commercial planning area. The applicant will make every effort to present the Design Manual concurrent with Phase I plans, if possible.

#### b. Description

Provided below (on the next page) is an outline that describes the requirements of the Design Manual.



**I. INTRODUCTION****1. Purpose and Objective**

The Design Manual will serve as a brief illustrative and promotional supplement to Specific Plan Amendment No. 7. The objective of the Design Manual is two-fold. It will be geared to marketing, and will also serve as a user's guide to achieve compatibility and continuity of theme among the various commercial developments within the Amendment No. 7 area.

**2. Relationship Between Amendment No. 7 and Design Manual**

Where Amendment No. 7 serves as the regulatory document, the Design Manual is an exemplary illustrative reference guide, and will graphically illustrate architectural treatments, typical streetscape, signage and lighting themes.

**II. SUMMARY OF STREETSCAPE TREATMENTS**

This section would contain excerpts from the Amendment No. 7 document regarding streetscape treatments and related site design topics other than building architecture.

**III. BUILDING ARCHITECTURE ILLUSTRATED****1. Regional Shopping Mall**

- a. Building Design – “Illustrated features” etc.
- b. Major Architectural Features (entries, skylights, domes, special architectural features, etc.) – “Description of major design elements”

**2. Typical Commercial Center**

This section will illustrate typical building design elements and treatments, based on the design of the first phase Regional Commercial development.

- a. Building Design – “Illustrated features”
- b. Major Architectural Features and Typical Storefront Treatments – “Illustrated features”

**IV. CENTER IDENTIFICATION SIGNAGE AND GRAPHICS ILLUSTRATED**

This section will illustrate the design of the major identification signs for the mall, and typical commercial centers based on the first phase Regional Commercial planning area.

**V. LIGHTING THEMES**

- 1. Regional Shopping Mall
- 2. Commercial Centers

This section will identify various lighting elements to be used, consistent with the requirements of Section V.C.5 (Site Lighting) of this document.



## **VI. DEVELOPMENT REVIEW PROCEDURES**

This Chapter establishes development review procedures and requirements for Amendment No. 7, except for industrial designated planning areas. The provisions of this Chapter, although similar to existing City of Chino review procedures, are specifically tailored to meet the specialized needs of a regional shopping area/commercial complex. These provisions are needed to provide for the effective, clear and efficient processing of development applications in the Amendment No. 7 Area. There are three basic review procedures utilized; Master Site Approvals, Special Conditional Use Permits and Administrative Approvals.

Master Site Approvals involve the review and approval of detailed site plans for development of an entire planning area. The Master Site Approval serves as the entitlement umbrella for future development activity within a given planning area. A Master Site Approval is the only discretionary development approval that would be necessary for those land use types listed as permitted in the Land Use Matrix, provided that the planned use and the building/tenant footprint is specified. Master Site Approvals require approval by the Planning Commission.

Special Conditional Use Permits will be required for those land use types which are listed as Conditionally Permitted by the Land Use Matrix. Such uses would require review on a case-by-case basis to ensure compatibility with other uses, based on design, location or operational characteristics of the specific use proposed. The review process for Special Conditional Use Permits is modeled after similar procedures contained in the Chino Municipal Code. Special Conditional Use Permits require approval by the Planning Commission.

The Administrative Approval process are used to expedite minor modifications and adjustments to approved Master Site Approvals. Administrative Approvals are also used to approve building footprints and elevations within approved Master Site Approvals in instances where pads for buildings/tenant spaces were "generic" at the time of approval and, therefore, their specific configuration was unknown. Administrative Approvals are staff actions which do not require approval by the Planning Commission.

Table 8 summarizes the development review procedures contained in Amendment No. 7. Development application types not addressed by this document (e.g., subdivisions, variances, etc.) shall be processed and reviewed in accordance with the applicable provisions of the Chino Municipal Code.



Table 8  
**SUMMARY OF DEVELOPMENT REVIEW PROCEDURES**

| <b>Application Type</b>                              | <b>Staff Review and Approval (Non-Discretionary)</b> | <b>Planning Commission Review and Approval (Discretionary)</b> | <b>Environmental Review</b> | <b>Public Notice and Public Hearing</b> |
|------------------------------------------------------|------------------------------------------------------|----------------------------------------------------------------|-----------------------------|-----------------------------------------|
| Master Site Approval                                 |                                                      | X                                                              | X                           | X                                       |
| Special Conditional Use Permit                       |                                                      | X                                                              | X*                          | X*                                      |
| Admin. Approval                                      | X                                                    |                                                                |                             |                                         |
| Permit by Right                                      | X                                                    |                                                                |                             |                                         |
| * May be waived if addressed in Master Site Approval |                                                      |                                                                |                             |                                         |

#### **A. MASTER SITE APPROVALS**

In order to assure consistency with all applicable standards and regulations of the Majestic Spectrum Specific Plan and this Addendum, a Master Site Approval is required for each separate planning area. Master Site Approvals require approval by the Planning Commission. The Master Site Approval would function as the entitlement umbrella within a given planning area. Where a Special Conditional Use Permit or an Administrative Approval is required, such approvals may not be granted unless the subject property is located in a planning area which has an approved Master Site Approval.

The Master Site Approval Process provides for the review of site plans which will delineate the locations of buildings, parking areas, pedestrian areas, circulation, landscaping, exterior building materials, grading, drainage, and other relevant site design features. All development within a given planning area shall comply with the conditions of approval of the applicable Master Site Approval.

Master Site Approvals shall be reviewed in accordance with Chapter 20.52.010 of the Chino Municipal Code (Site Approval) with the following modifications:

1. Public Notice

Master Site Approvals require approval before the Planning Commission at public hearing. Public notification is required 21 days prior to the public hearing.



## 2. Review Criteria

- a. Schematic building elevations and the types of building materials to be used shall be submitted.
- b. All proposed schematic building architecture shall be reviewed for consistency with the design guidelines contained in this document (Sections V.C and V.D). Some or all of the design guidelines may apply to a particular project. Building architecture for projects submitted after the approval of Master Site Approvals for the Regional Mall Overlay and the first phase development of the Regional Commercial category shall also be reviewed for compatibility with the designs illustrated in the Design Manual (Section V.D.3).
- c. All conditions imposed which relate to building configurations, on and off-site landscaping, parking, loading areas, architectural criteria, signs and site development standards, shall be in accordance with the applicable provisions of Amendment No. 7 which address these issues.

## 3. Time Limits

Planning Commission approval of a Master Site Approval expires after two calendar years from the effective date of the Planning Commission approval, unless building permits necessary to begin construction of the use have been issued. The time limit for a Master Site Approval may be extended by the Planning Commission upon written request of the applicant prior to the expiration date of the Master Site Approval in accordance with Section 20.52.010(E) of the Chino Municipal Code.

## 4. Project Phasing

If the Master Site Approval will be developed in stages, a phasing plan will be required. The phasing plan shall include information regarding the approximate timing of the construction of any necessary public improvements, circulation, dust and erosion control measures, interim landscaping, and the configuration of the overall building plan.

Conceptual development phases which are intended to be developed in the future may be identified under a Master Site Approval, but shall require subsequent approval by the Planning Commission. Such approval would be for site plans, building elevations, parking, or any other design element that would normally be considered under a Master Site Approval, but which was not originally addressed for the later phases of development when the Master Site Approval for a given planning area was approved. Where development is phased, the Master Site Approval serves as the project umbrella for development entitlement and environmental review.



**B. SPECIAL CONDITIONAL USE PERMITS**

The approval of a Special Conditional Use Permit (SCUP) by the Planning Commission, at a public hearing, is required by Amendment No. 7 for certain uses. Special Conditional Use Permits are required for such uses because the special design, locational or operational characteristics of such use may cause greater impacts than uses that are permitted by right. A case-by-case approach is therefore needed. Because of the special nature of uses that require SCUP's, the Planning Commission may impose standards and requirements in addition to those contained in Amendment No. 7, based upon findings that such are reasonably necessary and appropriate in implementing the general intent and requirements of the applicable land use category. The specific purpose of Special Conditional Use Permits is:

1. To assure that a degree of compatibility is maintained with respect to the particular use on the particular site, and impacts on other existing and potential uses within the general area in which such use is proposed to be located.
2. To recognize and compensate for variations and degrees of technological processes and equipment as related to the factors of noise, smoke, dust, fumes, vibrations, odors and hazards.

Special Conditional Use Permits required by Amendment No. 7 shall be submitted and reviewed in accordance with the applicable section of the Chino Municipal Code relating to Special Conditional Use Permits, except that all signage shall be regulated by the sign provisions contained in this document.

**C. ADMINISTRATIVE APPROVALS**

This section establishes the provisions for Administrative Approvals. Administrative Approvals require review by City of Chino staff only, and are intended to expedite the review of applications and site plan modifications of a relatively minor nature. Administrative Approvals will be used to review minor modifications and adjustments for substantial conformance with already approved Master Site Approvals, including adjustments to building/tenant space square footage and building configuration (Section VI.C.1). Administrative Approvals will also be used to review minor exterior building alterations for existing buildings (Section V.C.2).

1. Conformance Review

- a. Purpose

Conformance Review is used to evaluate minor modifications to already approved Master Site Approvals. Conformance Review may also be used to approve individual building footprints and architectural building elevations within approved Master Site Approvals for pads/tenant spaces that were identified by the original application approval as "generic" pads for which specific footprints or uses were unknown at the time of approval. If



modifications for such pads become necessary when specific tenants are identified, a Conformance Review by City staff would be required.

Conformance Review shall not be required if building pad footprints and architectural elevations are provided and approved for a pad as part of the Master Site Approval, unless the applicant requests a modification to the approved building elevations and/or footprints.

b. Procedure for Approval

City staff shall approve a Conformance Review request if all the findings listed under Section VI.C.3 of this document are made. If the findings cannot be made, a revised application shall be submitted and reviewed in accordance with Section VI.A. The review and approval of the revised application shall address only the specific changes proposed by the revision and its specific affect on the approved Master Site Approval as a whole.

c. Information Required for Application

The following information shall be submitted in application for Administrative Approvals:

- (1) Detailed site plan;
- (2) Building elevations;
- (3) Location of signs for the building/tenant space;
- (4) Landscaping plan for the area around the building/tenant space;
- (5) Floor plans; and
- (6) Preliminary grading plans.

2. Exterior Alterations

Alterations to the exterior of a building shall be permitted if the Community Development Department makes all of the findings listed in Section VI.C.3 below. If all findings cannot be made, a revision to the existing Master Site Approval shall be submitted for review.

3. Findings for Administrative Approvals

Administrative Approvals shall be granted if all the following findings are made in support of the proposed application:



- (a) The proposed action is in substantial compliance with the applicable Master Site Approval;
- (b) The proposed application is consistent with the design guidelines contained in this document under Chapter V and the conditions of approval of the Master Site Approval;
- (c) The proposed application complies with the applicable site development and sign regulations contained in Amendment No. 7, and with applicable City ordinances;
- (d) The proposed application is consistent with the architectural design of the rest of the applicable planning area;
- (e) The proposed application will not exceed the maximum permitted gross leasable area of the applicable planning area;
- (f) Proposed Modifications to building/tenant space configurations and dimensions are substantially similar to the originally proposed layout of the Master Site Approval, and the proposed application does not exceed the gross leasable area of the building/tenant space by more than ten percent (10%); and
- (g) Parking and internal circulation is adequate for the intended use.

#### **D. PERMIT BY RIGHT**

Uses that are within a land use type identified as "Permitted" by the Land Use Matrix, and are part of an approved Master Site Approval, and/or Administrative Approval, as applicable, are permitted by right. Once a business license is issued for such a use, the applicant can proceed based upon approval of building tenant and improvement plans. Activities permitted by right also include changes in use and interior alterations as they are described below.

##### **1. Changes in Use**

A change of use or of tenancy that does not require the approval of a Special Conditional Use Permit, and not involving any building alterations, shall only require the issuance of a Business License, and a Sign Permit, if applicable.

##### **2. Interior Alterations**

Alterations to the interior of buildings shall not require any discretionary review, provided the alteration does not increase the building's gross leasable area, as defined in this document.



## **E. ENVIRONMENTAL REVIEW**

In compliance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA guidelines, a full Environmental Impact Report (EIR) has been prepared for Amendment No. 7. The EIR provides a comprehensive evaluation of the potential environmental effects of the Amendment. The project EIR also contains numerous mitigation measures that are designed to mitigate potential adverse effects of the project to a level of non-significance. The EIR, including the mitigation measures, is intended to identify and mitigate all foreseeable adverse impacts that are anticipated in the processing of future discretionary projects within Amendment No. 7.

The EIR has been prepared as a Program EIR per Section 15168 of the CEQA Guidelines, and will provide the basis for the future environmental review of discretionary projects within Amendment No. 7. Individual discretionary projects will be reviewed by the City of Chino, in accordance with the CEQA Guidelines. Such projects shall be evaluated against the EIR through the preparation of an Initial Study, utilizing the City's standard Initial Study Checklist, to determine if the project's potential adverse impacts have been addressed by the EIR.

If all potential adverse impacts have been addressed by the EIR, no further environmental review will be required for a project. If it is determined that the project may have potential adverse impacts that are not addressed in the EIR, additional environmental information may be required through additional studies or technical consultation to further evaluate the potential adverse impacts. Based on this additional information, a Previous Environmental Document form or Negative Declaration will be issued, or an addendum to the EIR may be required.

The Program EIR prepared for Amendment No. 7 is intended to provide the foundation for environmental determinations on future projects, and it is anticipated that the EIR will adequately address the potential impacts of subsequent projects. In addition, it is envisioned that environmental review conducted for the Master Site Approvals will provide the environmental project umbrella for subsequent projects within a given planning area, assuming such projects are in substantial conformity with the Master Site Approval.

## **F. APPEALS**

Determinations by the Community Development Director or the Development Review Committee may be appealed to the Planning Commission. Upon receipt of the appeal by the Community Development Department, the matter shall be set for public hearing. The hearing shall be held within thirty (30) days after the date of filing the appeal.

Actions taken by the Planning Commission may be appealed to the City Council. After receipt of the appeal, the City Council shall set the matter for hearing. The hearing shall be held within thirty (30) days after the date of filing the appeal.



The procedure used for such appeals, including appeals of determinations by the Community Development Director or the Development Review Committee, shall be as set forth in Section 20.65.030 of the City of Chino Zoning Ordinance which addresses appeals.

#### **G. SPECIFIC PLAN AMENDMENTS**

Specific Plan Amendments shall be in accordance with Section 7.4 of the Adopted Majestic Spectrum Specific Plan document, as amended, and in accordance with California Government Code Section 65453 which relates to the adoption and amendment of Specific Plans. If an amendment to the Majestic Spectrum Specific Plan is proposed, individual notices of all City of Chino public hearings for such amendments shall be mailed to all property owners who own twenty or more acres within the boundaries of the Specific Plan.



## VII CIRCULATION COMPONENT

In order to analyze the potential traffic impacts of Amendment No. 7, a traffic study has been prepared as part of the EIR for the project site. The study incorporates the anticipated upgrading of State Route 71 to a freeway in its analysis, including interim improvements made prior to the completion of the freeway. The traffic study also updates existing traffic conditions and provides an estimate of anticipated traffic generation and distribution from adjacent planned development, including the remainder of the Majestic Spectrum Specific Plan outside of the amendment area. The Environmental Impact Report for the project analyzes the potential changes to area traffic as a result of the implementation of the project. The full report is included in the appendices of the project's Environmental Impact Report.

### A. DELETION OF FRONTAGE ROAD

The area encompassed by the Regional Mall Overlay (Planning Area "F") was originally planned for Business Park and Gateway Commercial land uses. In order to provide for interior vehicular circulation within these areas, a local industrial street, serving as a frontage road, with a sixty (60) foot right-of-way, was included in the circulation component of the original Specific Plan. With the redesignation to the Regional Mall Overlay by Amendment No. 7, the frontage road will no longer be required, due to the perimeter ring road proposed as part of the mall site design.

In the event that the Secondary Land Use Concept becomes effective per Section III.C.2 of this document, Planning Area "F" will be designated Regional Commercial, with the potential to also develop business park-type uses. If it is determined that the provision of a circulation route through the planning area is necessary to provide adequate circulation, dedications and/or improvements may be imposed at the time of development or subdivision of the property.

### B. BIKE ROUTES

The originally adopted Majestic Spectrum Specific Plan included a Class I bike route along Pipeline Avenue. Except for the short link between the southern boundary of the plan and Eucalyptus Avenue, this bike route has been deleted. It was deleted due to the increased traffic created by the intensification of land uses along Pipeline Avenue from industrial to commercial development. It was determined that the increased traffic and driveway turning movements associated with large scale commercial development could create increased safety problems for bicyclists.

Bicycle access will be provided to the commercial areas within the Majestic Spectrum Specific Plan by one Class I and one Class II bicycle trail. The Class II bicycle trail will begin outside of the boundaries of Amendment No. 7, linking with a planned bike route included in the City's Circulation Element, at the intersection of Pipeline and Schaefer Avenues. The proposed bike route would run along Schaefer Avenue between Pipeline and Roswell Avenues. It would then run south along Roswell Avenue, terminating at the intersection of Roswell and Grand/Edison Avenues. Bicycle racks shall be provided on the regional mall site (Planning Area "F") near the intersection of Roswell and Grand/Edison Avenues.



A short route link along Pipeline Avenue between the southern boundary of the Majestic Spectrum Specific Plan and the intersection of Pipeline and Eucalyptus Avenues will also be provided. This link will be a Class I trail and will connect the commercial areas to the regional trail along the San Antonio Channel. Bicycle racks shall be provided on the regional mall site near the intersection of Pipeline and Eucalyptus Avenues where the bike route link will terminate.

The Class I route is designed solely for bicycle traffic and is contained within rights-of-way completely separated from streets and highways. The Class II bike routes will share road right-of-way with automobiles, and will be designated by signage and striping identifying the route. Improvements necessary for the Schaefer-Roswell Avenue route will be provided by the project proponent at the time of development of Planning Area "B". Improvements necessary for the Pipeline Avenue link will be provided at the time of development of Planning Area "E".



## VIII. INFRASTRUCTURE AND UTILITY SYSTEMS

The originally adopted Majestic Spectrum Specific Plan contains concept plans for the provision of water, sewer and drainage facilities. As part of the implementation of the Specific Plan, an assessment district was established to finance the construction of the planned facilities, including natural gas and electrical transmission lines. Most of the facilities have already been constructed. This Chapter identifies already built facilities, facilities yet to be built, and additional facilities that will be required as a result of changes in land use made by Amendment No. 7. Information regarding the availability of electrical, natural gas and telephone facilities is also provided.

The Majestic Spectrum Specific Plan Amendment No. 7 EIR – Section 5.7 Utilities – contains detailed information regarding the infrastructure and the provision of utility systems in the vicinity of the project. The reader is referred to the detailed evaluation in the EIR. The information included herein is a brief summary of the analysis contained in the EIR.

### A. SEWER

Sewer transmission mains in the site vicinity are operated by the City of Chino Department of Public Works. Sewage is collected in City lines and carried to Chino Basin Municipal Water District's (CBMWD) Regional Plan No. 2. The treatment plant has a 6.4 MGD capacity and is located on El Prado Road, one mile south of Kimball Avenue.

There are three transmission mains that would serve the project site. The first line (labeled Line A in the EIR) includes an 8-inch line in Cheyenne Court which extends easterly to Pipeline Avenue. At Pipeline, the line becomes a 10-inch line and continues southerly to Edison Avenue. At Edison Avenue, the line turns east and continues to Norton Avenue, then southerly through a public utility easement to Eucalyptus Avenue and continuous again south to CBMWD 21-inch sewer line located adjacent to San Antonio Creek.

The second line (labeled Line B in the EIR) begins as a 10-inch line in Grand Avenue near Roswell Avenue and extends east to a connection with an existing 15-inch line in Grand Avenue west of the Pipeline Avenue intersection.

The third line (labeled Line C in the EIR) begins as an 8-inch in Pipeline Avenue near Edison Avenue and increases to 10-inch and extends southerly approximately ¼ mile. There it extends southerly to near Eucalyptus Avenue. There the line increases to 15-inches and extends to CBMWD's 21-inch interceptor.

### B. WATER SERVICE

Water service is provided by the City of Chino Department of Public Works. The existing distribution facilities in the project area were constructed in order to serve the approved Majestic Spectrum Specific Plan under Assessment District 88-1. The local water infrastructure consists of a 12-inch water main located in Edison Avenue, a 10-inch main in Norton Avenue and 12-inch mains in Pipeline, Eucalyptus, Ramona, Schaefer, Edison and Grand Avenues.



**C. SOLID WASTE**

Solid waste generated in the City of Chino is collected by USA Waste of California Inc. All of the solid waste collected is transported to the County of San Bernardino Sobrante Landfill in Riverside County in Corona.

**D. ELECTRICITY**

Electrical service to the site is provided by the Southern California Edison Company (SCE). Service to the site will be provided by a system of existing and proposed underground lines in streets within and adjacent to the site. According to the SCE, these facilities will be adequate to accommodate the land use changes proposed by this Addendum.

**E. NATURAL GAS**

Natural Gas service to the site is provided by the Southern California Gas Company (SCG). According to SCG, the existing and proposed gas lines, financed by the assessment district that was established for the Majestic Spectrum Specific Plan, will provide adequate service to the site. SCG does not anticipate requiring any upgrades as a result of this Addendum.

**F. TELEPHONE**

Telephone service is provided by Verizon California. Telephone service is available to the site and, as portions of the Majestic Spectrum Specific Plan have developed, service has been provided. Service to future development with the Specific Plan will be provided through on-site connection to existing facilities. All future telephone lines will be placed underground in public streets, public utility easements, or in dedicated easements located on private property, in accordance with City of Chino Municipal Code, Section 13.32.040, and as approved by Verizon California.

**G. STORM DRAINAGE**

Nearly all of the necessary storm drainage improvements have been constructed, based on the Storm Drainage Concept in the originally adopted Specific Plan. The only major storm drainage improvement yet to be constructed is a proposed 102-inch storm drain along Roswell Avenue. This storm drain will start from a point just to the south of the realigned right-of-way of Edison/Grand Avenue, extending south of Roswell Avenue, with an outlet to the San Antonio Creek Channel which will go under State Highway 71. The specific alignment for this drainage facility will be determined in conjunction with the design of the regional shopping center that is planned for this portion of the Specific Plan. The storm drain may also be affected by the ultimate configuration of future State Highway 71 improvements, including ramp improvements for Edison/Grand Avenue.

A 24 inch to 54 inch storm drain has also been constructed along a portion of the realigned Edison/Grand Avenue, between Roswell Avenue and Pipeline Avenue. This facility was not identified in the original Drainage System Concept, and has been added to provide additional drainage capacity.



The existing drainage facilities and the planned 102 inch storm drain are adequate to accommodate the changes in land use made by this Addendum.



## IX. DEVELOPMENT PHASING

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This Chapter provides a general estimate of the anticipated phasing of development for Amendment No. 7. However, the timing and location of development will depend on economic conditions and market demand, the governing factors that will actually determine the phasing of development. The timing of the completion of the planned upgrade of State Highway 71 to freeway status could also influence the timing of development within Amendment No. 7.

Nearly all of the backbone facilities for Amendment No. 7 have been built. Therefore the provision of infrastructure is not a significant constraint to development of any given planning area. Although it is possible for development to occur in any order, Planning Area "B" and the Regional Mall Overlay (Planning Area "F") are expected to develop first.

Development of Planning Area "B" is expected to occur in 1993. It is anticipated that the development of Planning Areas "F", comprising the Regional Mall proper and several smaller peripheral buildings, will be developed in two stages. The first stage of development of the regional mall, comprising approximately 889,000 square feet of gross leasable area (GLA), is anticipated during 1994. The second stage of development, comprising 486,000 square feet of GLA, is anticipated by 1996.

Development of Planning Areas A, C, D, and E is expected between 1994 and 1998.

The 1.4 acres of Very Light Industrial and the 10.3 acres of Light Industrial added to the Specific Plan are anticipated to comprise 25,000 and 220,750 square feet of GLA, respectively. It is anticipated that these areas will be developed by 1994.



# APPENDIX “A”

- Initial Study
- Environmental Analysis
- Primary Land Uses Summary of Impacts
- Secondary Land Uses Summary of Impacts



# INITIAL STUDY CHECKLIST

FILE NO: General Plan Amendment No. 124 / Majestic Spectrum Specific Plan Amendment No. 7 DATE: May 23, 1990

|                                                                                                                                                                                                    | <u>YES</u> | <u>NO</u> | <u>MAYBE</u> |                                                                                                                                                | <u>YES</u> | <u>NO</u> | <u>MAYBE</u> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|--------------|
| 1. AESTHETICS. Will the project result in:                                                                                                                                                         |            | <u>X</u>  |              | 5. CULTURAL RESOURCES. Will the proposal result in:                                                                                            |            | <u>X</u>  |              |
| a. A substantial demonstrable negative impact?                                                                                                                                                     |            |           |              | a. The alteration of or the destruction of a prehistoric or historic archaeological site?                                                      |            | <u>X</u>  |              |
| b. A change in scenic views or vistas, existing residential areas, or public lands or roads?                                                                                                       |            |           | <u>X</u>     | b. Adverse physical or aesthetic effects to an historic building, structure, or object?                                                        |            | <u>X</u>  |              |
| 2. AIR. Will the project result in:                                                                                                                                                                |            |           |              | c. The potential to cause a physical change which would affect unique ethnic cultural values?                                                  |            | <u>X</u>  |              |
| a. An increase in air pollution levels in the area in excess of existing air pollution standards? [particulate matter (dust) as well as chemical pollutants should be considered.]                 | <u>X</u>   |           |              | d. Will the proposal restrict existing religious or sacred uses within the potential impact area?                                              |            | <u>X</u>  |              |
| b. The creation of objectionable odors?                                                                                                                                                            |            | <u>X</u>  |              | 6. EARTH. Will the proposal result in:                                                                                                         |            |           |              |
| c. The alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?                                                                                |            | <u>X</u>  |              | a. Unstable earth conditions or changes in geologic substructures (including slope failures, subsidence, falling rock, etc.)?                  |            | <u>X</u>  |              |
| 3. ANIMAL LIFE. Will the project result in:                                                                                                                                                        |            |           |              | b. Substantial disruption, displacement, compaction or over covering of the soil?                                                              |            |           | <u>X</u>     |
| a. A significant change in the diversity of species or numbers of any species of animals (birds, land animals including reptiles, fish and shell fish, benthic organisms, insects or microphonia ) |            | <u>X</u>  |              | c. Major change in topography or ground surface relief features, so that the general slope and lay of the land will be significantly modified? |            |           | <u>X</u>     |
| b. Reduction of the numbers of any unique, rare or endangered species or animals?                                                                                                                  |            |           | <u>X</u>     | d. The destruction, covering or modification of any unique geologic or physical features?                                                      |            | <u>X</u>  |              |
| c. Introduction of new species of animals into an area or of a barrier to the migration or movement of animals?                                                                                    |            | <u>X</u>  |              | e. Any increase in wind or water erosion of soils, either on or off the site?                                                                  |            |           | <u>X</u>     |
| d. Deterioration to existing fish or wildlife habitat?                                                                                                                                             |            |           | <u>X</u>     | f. Exposure of people or property in geological hazards such as earthquakes, land slides, mud slides, ground failure, or similar hazards?      |            | <u>X</u>  |              |
| 4. COMMUNITY. Will the project result in:                                                                                                                                                          |            |           |              | 7. LAND USE. Will the project result in:                                                                                                       |            |           |              |
| a. The displacement of community residents?                                                                                                                                                        |            | <u>X</u>  |              | a. A disruption in the orderly, planned development of the area?                                                                               |            |           | <u>X</u>     |
| b. Opposition or controversy within the neighborhood or the community as a whole?                                                                                                                  |            |           | <u>X</u>     | b. An inconsistency with the plans and goals that have been adopted by the City?                                                               | <u>X</u>   |           |              |
| c. A detrimental effect on the community due to an insufficient market?                                                                                                                            |            |           | <u>X</u>     | c. A significant change in the present land use, pattern, scale or character or the general area?                                              | <u>X</u>   |           |              |
| d. An undesirable precedent which would promote or facilitate other projects that would create significant impacts on the environment?                                                             |            | <u>X</u>  |              | 8. LIGHT AND GLARE. Will the project result in:                                                                                                |            |           |              |
| e. An alteration in the location, distribution, density or growth rate of the human population of an area?                                                                                         |            | <u>X</u>  |              | a. The generation of light or thermal pollution detectable from adjacent properties?                                                           | <u>X</u>   |           |              |
| f. A detrimental effect on the existing housing or create a demand for additional housing?                                                                                                         |            | <u>X</u>  |              | b. The generation of new light or glare?                                                                                                       | <u>X</u>   |           |              |



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